



Salt Spring Island Local Trust Committee

Regular Meeting Agenda

Date: Thursday, June 11, 2026
Time: 9:30 a.m.
Location: Meaden Hall
120 Blain Road, Salt Spring Island, BC

Pages

1. CALL TO ORDER 9:30 AM - 9:35 AM

Please note, the order of agenda items may be modified during the meeting. Times are provided for convenience only and are subject to change.

2. APPROVAL OF AGENDA

3. PUBLIC PARTICIPATION 9:35 AM - 9:50 AM

Reminder, the Public Hearing for the Proposed Bylaw 546 has been held.

Per Meeting Procedure Bylaw No. 197, the Local Trust Committee must not permit a delegation to address a meeting of the Committee regarding a bylaw in respect of which a public hearing has been held.

4. DELEGATIONS - NONE

5. TRUSTEE REPORTS 9:50 AM - 10:00 AM

Verbal Report

6. CHAIR'S REPORT 10:00 AM - 10:05 AM

Verbal Report

7. CRD DIRECTOR'S REPORT 10:05 AM - 10:10 AM

Verbal Report

8. PREVIOUS MEETINGS 10:10 AM - 10:15 AM

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the May 14, 2026 SSI LTC Regular Meeting

For Adoption

8.2 Resolutions Without Meeting Report - NONE

8.3 Draft Minutes of the Advisory Planning Commissions

For Review

8.4 Local Trust Committee Public Hearing Record - NONE

9. CORRESPONDENCE 10:15 AM - 10:20 AM

Please visit the Applications and Projects pages on the Islands Trust website for recent public submissions.

For Applications, go to: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/>

For Projects, go to: <https://islandstrust.bc.ca/island-planning/salt-spring/current-applications/>

9.1 J. Gauthier to Salt Spring Local Trust Committee - dated May 4, 2026 - IWAV request to LTC Re: Housing Definitions 19

For Consideration

9.2 J. Lukow to Trustee Patrick & Trustee Harris - dated May 29, 2026 - Road Safety and Infrastructure - Letter from Menhinick Drive Residents 25

For Consideration

10. BUSINESS ARISING FROM MINUTES 10:20 AM - 10:30 AM

10.1 Follow-Up Action List 34

Report dated JUNE 2026

11. WORK PROGRAM 10:30 AM - 11:00 AM

11.1 Active Projects List 40

Report Dated JUNE 2026

11.2 Future Projects List 43

Report Dated JUNE 2026

12. COMMUNITY INFORMATION MEETING - NONE

13. PUBLIC HEARING - NONE

.....BREAK UNTIL 12:00 NOON.....

14. APPLICATIONS AND REFERRALS 12:00 PM - 1:00 PM

14.1 PLRZ20240021 - D. Janyk - 355 Blackburn Road, SSI 46

Staff Memorandum

14.2	PLRZ20250331 - E. FitzZaland - 230 Smith Road, SSI Staff Report	50
14.3	PLDP20260067 - S. Purdy - 319 Upper Ganges Rd, SSI Staff Report	127
15.	LOCAL TRUST COMMITTEE PROJECTS	1:00 PM - 2:00 PM
15.1	OCP-LUB Project Update Report dated JUNE 2026	186
15.2	Water Sustainability Project Update Staff Memorandum	255
16.	NEW BUSINESS - NONE	
17.	REPORTS	2:00 PM - 3:00 PM
17.1	Walker Natural Area Protection Tax Exemption Program (NAPTEP) - Application - Salt Spring Island Briefing - For Information	263
17.2	Policy and Standing Resolutions List For Information	267
17.3	Open Applications Report Report dated JUNE 2026	273
17.4	Expense Report Report dated JUNE 2026	298
17.5	Islands Trust Conservancy Board Report - NONE	
18.	CLOSED MEETING	3:00 PM - 4:00 PM
18.1	Motion to Close the Meeting That the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) for the purpose of considering: (a) personal information about an identifiable individual who holds or is being considered for a position as an officer, employee or agent of the municipality or another position appointed by the municipality; (f) law enforcement, if the council considers that disclosure could reasonably be expected to harm the conduct of an investigation under or enforcement of an enactment;	

and that the recorder and staff be invited to remain.

18.2 Rise and Report

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on July 9, 2026 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

20. ADJOURNMENT



Salt Spring Island Local Trust Committee

Minutes of Regular Meeting

Date: Thursday, May 14, 2026
Location: Meaden Hall
 120 Blain Road, Salt Spring Island, BC

Members Present: Timothy Peterson, Chair
 Laura Patrick, Local Trustee

Members Absent: Jamie Harris, Local Trustee

Staff Present: Stefan Cermak, Director, Planning Services
 Peter Thicke, Island Planner
 Oluwashogo Garuba, Planner 2
 Warren Dingman, Bylaw Compliance and Enforcement Manager (electronic)
 Lisa Millard, Meeting Administrator/Recorder (electronic)

Others Present: There were 3 members of the public in attendance

1. CALL TO ORDER

Chair Peterson called the meeting to order at 12:33 p.m. He introduced himself, the Trustees and staff and acknowledged that the Local Trust Committee is meeting in the territory of the Coast Salish First Nations

2. APPROVAL OF AGENDA

By general consent the agenda was adopted as presented.

3. PUBLIC PARTICIPATION

A member of the public spoke in opposition to an addition of a second story to a dwelling on Isabella Point Road as the area is of one of significant cultural heritage.

4. DELEGATIONS - None

5. TRUSTEE REPORTS

Trustee Patrick reported the following:

- Attended the Association of Vancouver Island Coastal Communities conference;
- Encouraged colleagues, staff, and members of the public to read *Unceded: Understanding British Columbia's Colonial Past and Why it Matters Now* by George Abbott and attended a discussion with the author and Adam Olsen regarding good relations;
- Attended Trust council, Executive Committee, Governance Committee, Trust Programs Committee, and Committee of the Whole meetings;
- Participated in the onboarding working group to support incoming Trustees;

- Attended BC Economic Development conference;
- Participated in a discussion panel following the screening of the documentary *Prime Minister* which focussed on New Zealander Jacinda Ardern.

6. CHAIR'S REPORT

Chair Peterson reported the following:

- Virtually attended the Salt Spring Local Community Commission's session on Ganges Harbour;
- Listened to the Project Advisory Planning Commission meeting;
- Attended the Association of Vancouver Island Coastal Communities conference;
- Attended Trust Council, Governance Committee, Trust Programs Committee, and Committee of the Whole meetings and participated in the Trustee onboarding working group.

7. CRD DIRECTOR'S REPORT - None

8. PREVIOUS MEETINGS

8.1 Draft Minutes of the Salt Spring Island Local Trust Committee

8.1.1 Draft Minutes of the April 9, 2026 Salt Spring Local Trust Committee Regular Meeting

By general consent, the Salt Spring Island Local Trust Committee Minutes of April 9, 2026 were adopted.

8.2 Resolutions Without Meeting Report

Received for information.

8.3 Draft Minutes of the Advisory Planning Commissions

8.3.1 Draft Minutes of the April 21, 2026 Project Advisory Planning Commission Meeting

Received for information.

8.3.2 Draft Minutes of the April 23, 2026 Agricultural Advisory Planning Commission Meeting

Received for information.

8.3.3 Draft Minutes of the April 30, 2026 Advisory Planning Commission Meeting

Received for information.

8.4 Local Trust Committee Public Hearing Record - None

9. CORRESPONDENCE

9.1 S. Gee to Laura Patrick - dated May 5, 2026 – Royal Roads University Salt Spring Island Community Engagement Report

Received for information.

9.2 J. Brooks to Tim Peterson - dated May 7, 2026 - BC Ministry of Housing and Municipal Affairs Housing Supply Act

Received for information.

10. BUSINESS ARISING FROM MINUTES

10.1 Follow-Up Action List

Received for information.

11. WORK PROGRAM

11.1 Salt Spring Island Local Trust Committee Quarterly Report

Trustee Patrick addressed a previous request to re-organize and clean up the Future Project List for the benefit of the incoming Local Trust Committee and noted importance of doing so before the end of the current term.

SS-2026-065

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee receive the Work Program Update Report from the Regional Planning Manager, dated May 14, 2026, for information.

CARRIED

11.2 Future Projects List

Received for information.

12. COMMUNITY INFORMATION MEETING - None

13. PUBLIC HEARING - None

14. APPLICATIONS AND REFERRALS

14.1 PLDVP20260032 - G.T. Maunder - 371 Isabella Pt Rd, Salt Spring Island

The Planner summarized the staff report and highlighted the following:

- The application seeks to reduce the septic field setback requirements from the natural boundary of the sea from 30 metres to 15 metres due to the geographical constraints and BC sewerage septic system distance from drinkable water requirements;
- The applicant was issued a Development Variance Permit for the same setback requirement in 2022 which has since lapsed;
- Following public notification, no correspondence regarding the application has been received.

Discussion ensued and the following comments and clarifications were noted:

- The property is more than 1 kilometre away from the clam garden restoration project;
- The property is within the flushing area of Fulford Harbour;

- The Local Trust Committee had previously not been aware of, or opted into, the Capital Regional District Bylaw No. 3479 sewage maintenance bylaw and there is interest in developing a similar bylaw for Salt Spring Island;
- Each setback variance is considered on its own merit but the cumulative effect of multiple setbacks from the sea for septic installment should be considered as a whole.

SS-2026-066

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approves issuance of PLDVP20260032.

CARRIED

SS-2026-067

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to work with the Capital Regional District to explore options for introducing a septic system maintenance regulatory program applicable to Salt Spring Island.

CARRIED

14.2 PLDVP20260028 - L. Chang - 115 Le Page Rd, Salt Spring Island

The Planner summarized the staff report and highlighted the following:

- The application seeks to reduce the front lot line setback from 7.5 metres to 1.29 metres and interior side lot line setback from 3.0 metres to 1.73 metres to retroactively permit a wooden platform used for a temporary travel trailer;
- The platform was built and installed prior to the applicant's realization the siting did not satisfy setback requirements;
- The reduction in setback requirements is not anticipated to have any negative effects on surrounding properties.

The applicant was in attendance.

The Local Trust Committee had no questions for the Planner.

SS-2026-068

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approves issuance of PLDVP20260028.

CARRIED

14.3 PLDVP20250342 - D.G. Fraser - 120 Tahouney Rd, Salt Spring Island

The Planner summarized the staff report and highlighted the following:

- The application seeks a Development Variance Permit to address one of the conditions of subdivision approval on the subject property and reduce the lot frontage requirement from 10% to 3.6% for proposed Lot A and 0.6% on the remainder lot;
- The variance is not anticipated to negatively impact surrounding properties.

The Local Trust Committee noted the remainder lot could be subdivided further and the existing lot does not have 10% frontage to start with; however, these observations do not necessarily affect the decision on the application.

SS-2026-069

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee, with reference to Section 512 (2) of the *Local Government Act*, approve the frontage relief from the required 10% to 3.6% for the proposed Lot A and 0.6 percent for the remainder lot as shown on the plan of subdivision in Attachment 3 of the report from Planner Garuba dated May 14, 2026.

CARRIED

SS-2026-070

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve issuance of PLDVP20250342 to reduce the minimum lot frontage on proposed Lot A from 10% (55.4m) to 3.6% (20m) of the lot perimeter and proposed remainder Lot from 10% (328.3m) to 0.6% (20m) of the lot perimeter.

CARRIED

14.4 Thetis Island Local Trust Area Draft Bylaw 117 Referral

SS-2026-071

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee respond to the Thetis Island Local Trust Committee that interests are unaffected by Bylaw No. 117.

CARRIED

15. LOCAL TRUST COMMITTEE PROJECTS

15.1 Official Community Plan – Land Use Bylaw Project Update

The Planner summarized the staff report and spoke to the deliverables received by the project consultant, the updated workplan and project timelines, prioritization of North Salt Spring Water District water connections; principles to guide the First Nations engagement plan, considerations for Land Use Bylaw amendments prior to project completion, and next steps.

Discussion ensued and the following comments and clarifications were noted:

- The Local Trust Committee specified a workplan at start of the project; however, the final deliverables provided do not match said workplan;
- The consultants have provided an Official Community Plan working document to staff but it is not close to final deliverable expectations and will be subject to substantial amendments following further engagement;
- The guiding principles are visionary statements, have not been subject to engagement, and need work prior to being represented to First Nations;
- Water connections should be tied to housing projects and land use planning, securing connections is a priority component of the project, and there is interest in perusing discussion with North Salt Spring Water

District to determine if a memorandum of understanding or similar could be put in place in the interim or explore options related to Section 35 of the Islands Trust Act to consider applicability to improvement districts;

- A First Nations engagement plan had been prioritized in the initial workplan but has not been received yet;
- Elected officials have desire to be involved in leadership-to-leadership discussions with First Nations and be apprised of staff-to-staff work when applicable;
- The vision and guiding principles require culturally sensitive editing and it was suggested the language be workshopped internally prior to going to the Project Advisory Planning Commission;
- There is need to communicate an accurate project update to residents as soon as possible.

The meeting was recessed for a break at 3:03 p.m. and reconvened at 3:14 p.m.

SS-2026-072

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff provide an Official Community Plan-Land Use Bylaw project update electronically on the Islands Trust Salt Spring Island subscriber list, website blog, and Salt Spring Exchange.

CARRIED

SS-2026-073

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approve the updated Project Workplan for the Official Community Plan-Land Use Bylaw Project.

CARRIED

SS-2026-074

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee direct staff to develop a revised Communications and Engagement Strategy for the Official Community Plan-Land Use Bylaw Project.

CARRIED

SS-2026-075

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee direct staff to develop a First Nations Engagement Plan for the Official Community Plan-Land Use Bylaw Project.

CARRIED

SS-2026-076

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to revise the draft Vision and Guiding Principles for the Official Community Plan-Land Use Bylaw Project per discussion prior to referring to the Project Advisory Planning Commission.

CARRIED

SS-2026-077

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee requests the Chief Administrative Officer to undertake an assessment of the current planning project delivery framework in the Salt Spring Island Local Trust Area, including but not limited to resourcing, staffing continuity, and project management processes, in a manner that is forward-looking and solution-oriented, with the intent of identifying practical improvements to support successful completion of current and future planning projects.

CARRIED

SS-2026-078

It was MOVED and SECONDED

that the Salt Spring Islands Local Trust Committee confirm the top three priorities in the Salt Spring Island Local Trust Committee Active Projects list, presented in the May 14, 2026 Regular Meeting Agenda, and forward these priorities to Trust Council.

CARRIED

15.2 Project Advisory Planning Commission Resolutions & Materials Review Process

The Planner summarized the staff reported and noted staff are of the opinion that the engagement plan prepared by the consultants needs to be modified.

SS-2026-079

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to inform the Project Advisory Planning Commission that a new Communications and Engagement Strategy will be prepared appropriately scaled to Islands Trust staff tools and resources.

CARRIED

SS-2026-080

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee endorse the materials review sequencing process outlined in the report titled "PAPC Recommendations and Materials Review Process" dated May 14, 2026, whereby project materials are provided to the Project Advisory Planning Commission following their inclusion on a Local Trust Committee agenda, for the duration of the OCP-LUB Update Project.

CARRIED

16. NEW BUSINESS

16.1 Annual Report

SS-2026-081

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee approves the attached text for inclusion in the 2025/26 Annual Report for approval by Trust Council and submission to the Minister of Housing and Municipal Affairs.

CARRIED

16.2 Bylaw Compliance & Enforcement Policy

The Bylaw Compliance and Enforcement Manager summarized the staff report and highlighted amendments previously requested by the Local Trust Committee.

Discussion ensued and the following comments were noted:

- Section 4.5 goes beyond the intention of the Local Trust Committee regarding the use of recreational vehicles for residential purposes and was meant to address the concern of building a house without a permit;
- A Trustee indicated non-permitted dwellings encompass many scenarios and different approaches need to be taken based on the circumstances and the Local Trust Committee had requested a meeting be convened with relevant agencies to discuss potential alternative approaches; however, this meeting was not arranged yet and the Bylaw Compliance and Enforcement Manager noted an alternative approach, as stated in Section 4.6, will be developed by staff and will entail sending out different types of letters, working with building inspectors and the Capital Regional District, and having discussions with housing groups to try and ensure people have access to housing;
- There is need to bring a compassionate and multi-agency approach to bylaw enforcement on non-permitted and substandard housing ensure people are re-housed if necessary.

SS-2026-082

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee amend proposed Salt Spring Local Trust Committee Bylaw Compliance Enforcement Policy attachment 1 in the May 14 2026 agenda package item 4.5 by ending the sentence after “non-permitted dwellings”.

CARRIED

SS-2026-083

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee adopt the Salt Spring Island Local Trust Committee Bylaw Compliance and Enforcement Policy as amended.

CARRIED

SS-2026-084

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee rescind the following standing resolutions; SS-11- 10, SS-2021-109, SS-2021-213, SS-2021-111, SS-2022-017, and SS-2025-114.

CARRIED

17. REPORTS

17.1 Policy and Standing Resolutions List

Received for information.

17.2 Open Applications Report

Received for information.

17.3 Expense Report

Received for information.

17.4 Islands Trust Conservancy Board Report

Received for information.

18. CLOSED MEETING

18.1 Motion to Close the Meeting

SS-2026-085

It was MOVED and SECONDED

that the meeting be closed to the public in accordance with the Community Charter, Part 4, Division 3, s.90(1) for the purpose of considering:

(g) litigation or potential litigation affecting the municipality;

- (i) the receipt of advice that is subject to solicitor-client privilege, including communications necessary for that purpose;

and that the recorder and staff be invited to remain.

CARRIED

The meeting was recessed at 4:00 p.m. and adjourned following the in-camera session at 4:30 p.m.

18.2 Rise and Report

Chair Peterson will rise and report adoption of the April 9, 2026 in-camera meeting minutes at the next regular meeting.

19. UPCOMING MEETINGS

The next regular meeting of the Salt Spring Island Local Trust Committee is scheduled for 9:30 a.m. on June 11, 2026 at the Legion Meaden Hall, 120 Blain Road, Salt Spring Island.

20. ADJOURNMENT

By general consent the meeting adjourned at 4:30 p.m.

Timothy Peterson, Chair

Certified Correct:

Lisa Millard, Meeting Administrator/Recorder



**Salt Spring Island
Project Advisory Planning Commission
Minutes of a Regular Meeting**

DRAFT

Date of Meeting: Tuesday, May 26, 2026

Location: Boardroom, Salt Spring Office
111 Hereford Avenue, Salt Spring Island, BC

Members Present: Eric March, Chair
Tim Hiltz, Commissioner
Robert Steinbach, Commissioner
Riley Donovan, Commissioner

Regrets: Anne Gunn, Commissioner
Maxine Leichter, Commissioner
John Cade, Commissioner

Staff Present: Peter Thicke, Island Planner
Kalyaan Selvakumar, Planning Team Assistant (Electronic)
Michael Bukit, Summer Planning Services Student
Katherine Vogt, Recorder (electronic)

Others Present: There were no members of the public present

1. AGENDA

Chair March called the meeting to order at 9:12 a.m. He acknowledged that the meeting was being held on the territory of the Coast Salish First Nations.

1.1 Approval of Agenda

By general consent the agenda was adopted as presented.

A commissioner requested further clarification regarding provincial electronic participation legislation that is restrictive for commissioners.

- The Planner updated that the Islands Trust Chief Administrative Officer (CAO) had reached out to a provincial adviser who is currently on holiday leave; and offered to follow up on this ongoing issue;
- A Commissioner requested email updates as new information became available

2. MINUTES OF PREVIOUS MEETINGS

2.1 Draft Minutes of the April 21, 2026 Meeting-For Adoption

By general consent the Advisory Planning Commission adopted the minutes of April 21, 2026 as presented.

3. BUSINESS ITEMS

3.1 Review of the updated project workplan-Verbal Presentation

The Planner acknowledged that Regional Planning Manager (RPM) Hutton was no longer with the Islands Trust; and that Stefan Cermak, Director, Planning Services, would be temporarily filling in for the RPM role.

The Planner noted that the Salt Spring Island Local Trust Committee (LTC) had recently approved the revised workplan for completing the Salt Spring Island Official Community Plan and Land Use Bylaw Update Project; and provided the following updates regarding the project:

- First Nations engagement will be strengthened in accordance with provincial expectations for itemized documentation of every communication; formal referrals to First Nations; and the achievement of consensus;
- Approximately 13 First Nations have interest in Salt Spring Island;
- The unknown outcomes of trustee elections in the fall may possibly lead to adjustments or redirection of the project;
- More consistent, Trust-wide Official Community Plan (OCP) policy frameworks are being considered as supportable from a staff perspective;
- It is expected that an OCP draft could be completed by early spring of 2027 for general referral; and that the bylaw adoption process could occur in the early summer of 2027;
- Planner Thicke is currently working with the Islands Trust Communications Specialist to draft a communications and data plan to best accommodate the further public engagement recommended by McElhanney in their March 2026 “Salt Spring Island Official Community Plan and Land Use Bylaw Amendment Project: What We Heard Report.” It is expected that the communications plan will be ready for the June LTC meeting; and then for Project Advisory Planning Commission (PAPC) review within a month;

Commissioners asked or noted the following:

- Are there any updates regarding why the consultant company McElhanney decided not to renew their contract with the Islands Trust for further work on the Salt Spring Island Official Community Plan and Land Use Bylaw Amendment Project?
 - The Planner speculated that the complexity and small-scale of Salt Spring in comparison to larger-scale municipal/developer processes may have led to a business decision by McElhanney that, given the amount of further work to do on the project, a renewal of the contract would not be economically viable.
- Is the raw data from McElhanney’s public engagement processes available?

- The Planner affirmed that the raw data had been received a week ago and would be presented to the LTC for their next meeting; and would be put on the agenda for the next meeting of the PAPC;

3.2 Review of the draft Vision and Guiding Principles-verbal presentation

The Planner explained the significance of the Vision and Guiding Principles portion of the Official Community Plan (OCP), noting the following:

- All OCP public policies going forward would be aligned with it;
- A community vision statement is aspirational;
- The current Vision and Guiding Principles draft, as written by McElhanney from their initial public consulting activities, is considered a very rough draft; planning staff have added some language to it;
- The LTC has thus far expressed concern that the draft acknowledges historical First Nations interests but does not address current and ongoing First Nations interests

Commissioners asked or noted the following:

- The draft vision statement describes Salt Spring as a “rural” island; however, Salt Spring is actually rural and semi-rural. The word “rural” has powerful implications and may lead to lesser housing development flexibility in the future;
- Existing rural designations are currently conflicting with housing needs;
- Current noise restrictions are similar for large farms as for small more suburban plots;
- Given that the entire Salt Spring Island Official Community Plan and Land Use Bylaw Amendment Project was initiated by a lack of local housing, Guiding Principle 5. Community Resilience, Diversity, and Well-Being should be moved to the number one position because housing needs fall under this category;
 - The Planner noted that while the numbering of the guiding principles was not intended to suggest priority, that there is an implied perception of priority;
 - A Commissioner suggested that an explanation of priority be embedded in the draft document itself;
- A Commissioner suggested that Guiding Principle 2. Deep Connection to Place and Environmental Stewardship be placed in the number one position;
- The existence of the McElhanney draft of Guiding Principles infers that the entire OCP is being rewritten; which is conflictual given that the entire project was initiated by the request for a focus on housing;
 - The Planner responded that part of the process, outside of improving housing options, was to improve the readability of the OCP;
 - The planner added that the weighting of the Guiding Principles is better conveyed in the policies that follow;
- The lack of progress on housing has been harmful to the community;
- Housing protections should be more explicitly mentioned in the Guiding Principles; because previous policy frameworks, such as the 2008 Salt Spring OCP, have been so narrow as to completely preclude housing needs over the last 20 years;

- Both gentrification and sub-standard housing are significant issues on Salt Spring;
- Economic realities in most locales outside of Salt Spring force developers to build multi-story;
- Appropriate processes and documents of outside government agencies could be taken into consideration by the PAPC and the LTC, for example, the B.C. government's integrative housing strategy

3.3 Materials review process-Verbal Presentation

The Planner expected that the Salt Spring Island Official Community Plan and Land Use Bylaw Update Project would, going forward, be divided into four or five sections, each to be worked on alone for some months at a time.

The Planner explained that draft sections would be given first to the LTC for review, and then to the PAPC for additional review, and then back to the LTC for further review, and possibly back to the PAPC for more review, until the draft section was considered finished enough to be referred formally to First Nations. Outside consultants would only be used for minor technical aspects of the project.

4. OTHER BUSINESS

None

5. ADJOURNEMENT

By general consent the meeting was adjourned at 10:36 a.m.

Eric March, Chair

CERTIFIED CORRECT:

Katherine Vogt, Recorder

From: jgconsulting@shaw.ca <jgconsulting@shaw.ca>
Sent: Monday, May 4, 2026 3:39 PM
To: Stefan Cermak <scermak@islandstrust.bc.ca>; Chris Hutton <chutton@islandstrust.bc.ca>
Cc: Alicia Herbert (IWAV ED) <executivedirector@iwav.org>
Subject: RE: IWAV request to LTC re: housing definitions

Hi Stefan and Chris,

This relates to the request to LTC (below) about the housing definitions you discussed with Alicia when the three of you met recently.

Attached is a summary of information we gathered about other local jurisdictions' definitions of transitional and shelter housing. As you probably won't be surprised, we were unable to find any example definitions of transitional housing in their OCPs or LUBs. There are, however, good examples at both the provincial and federal levels that may be of assistance or as a starting point for a SSI definition.

Please let us know if you would like to meet to discuss, have questions, or would like further information.

As you'll see in the letter to LTC, we are hoping that Trustees will consider this request at their May 14 LTC meeting – Alicia and/or one of her staff can be available by Zoom or in person to speak to the request and answers question if you feel that would be beneficial; please advise if they should plan for that.

Regards,
Janis.

FW: IWAV request to LTC re: housing definitions

From: jgconsulting@shaw.ca <jgconsulting@shaw.ca>

Sent: May 4, 2026 3:24 PM

To: Timothy Pearson (SSI LTC Chair) <tpeterson@islandstrust.bc.ca>; Laura Patrick (SSI LTC) <lpatrick@islandstrust.bc.ca>; Jamie Harris (SSI LTC) <jharris@islandstrust.bc.ca>

Cc: 'Stefan Cermak (IT Regional Planning Mgr)' <scermak@islandstrust.bc.ca>; Chris Hutton (SSI Regional Planning Mgr.) <chutton@islandstrust.bc.ca>; Alicia Herbert (IWAV ED) <executivedirector@iwav.org>

Subject: IWAV request to LTC re: housing definitions

Hello Salt Spring Island Trustees,

Attached is a letter from Islanders Working Against Violence (IWAV) making a request that you ask staff to prioritize and expedite the creation of some new definitions of housing. This will be helpful to IWAV as they plan for the potential uses on their newly acquired property on Norton Road.

We hope this can be considered at your upcoming May Local Trust Committee meeting. In the meantime, please let us know if you need any further information.

Regards,
Janis.

Janis Gauthier
JG Consulting Services Ltd.
2161 Fulford-Ganges Road
Salt Spring Island, BC V8K 1Z7
250-653-0041
JGConsulting@shaw.ca

#Reconciliation is rooted in a collective recognition of the terrible truths about the lost children of residential schools, and in a broad awareness of the responsibility we all bear to never forget or allow it to happen again to anyone, anywhere. **I stand in solidarity with the Indigenous Peoples of Canada and those striving for a healing way forward.**

CONSIDERATIONS FOR CREATING DEFINITIONS OF WOMEN'S 'SHELTER' AND 'TRANSITIONAL HOUSING' FOR SALT SPRING ISLAND LAND USE

IWAV has done some preliminary research to identify examples of other communities' and government agencies' definitions of women's 'shelter' and 'transitional housing' as background information for Island Trust staff as they consider adding such definitions to Salt Spring's bylaws.

This research was not exhaustive, rather a limited scan of available literature and online documents. It is not intended to provide a recommended or requested definition, rather to provide background information to initiate anticipated further discussion.

It is understandable that a definition needs some level of precision to be applicable and enforceable. However, it is also important that there be flexibility to allow for the varying client and operator needs as they relate to such things as facility size, length of stay, and service provision including the need or requirement for onsite staff or caretakers.

OTHER COMMUNITIES

We briefly reviewed the Land Use Bylaws and Official Community Plans of Salt Spring Island, Galiano Island, Central Saanich, Victoria and Vancouver. Interestingly, no communities reviewed had specific definitions for women's shelters or transitional housing in their OCP or LUB, although some did for 'temporary shelters'.

The City of Victoria has definitions of various classes of 'rest homes', based on the number of persons in the facility (1-2, 3-20, 20+) and whether or not they include prisoners and/or alcohol/drug treatment. These definitions include the requirement for provision of food, lodging and care, with or without charge. This is the only reference found that makes distinctions based on the size of the facility, a consideration that may be helpful when considering a new definition for Salt Spring to minimize potential neighbourhood disruption or objections.

It was common to see references to 'special needs' housing (such as Salt Spring already has), a use that currently has broad policy support. This current Salt Spring definition would not apply due to the permanent nature or the need for a residential tenancy agreement under the definition 'residential'.

In summary, very little guidance was found in other communities' online planning documents.

GOVERNMENT AGENCIES

While the search for appropriate definitions in other communities' land use documents did not provide much guidance, good and appropriate definitions were available from the government agencies reviewed. This could be the best starting point for a Salt Spring definition.

Listed below are several definitions and explanations that could be drawn upon.

Province of BC - [Housing glossary - Province of British Columbia](#)

Emergency shelters

Short-stay housing of 30 days or less. Emergency shelters provide single or shared bedrooms or dorm-type sleeping arrangements with varying levels of support to individuals.

Safe homes

Temporary housing for women and children fleeing violence when transition homes are not available in the community. This may include private homes, hotel units or rental apartments. Stays do not usually exceed five days.

Transition houses

Temporary housing for women and children fleeing violence. Transition houses provide housing, food, crisis intervention and referrals. All provincially-funded transition houses have around-the-clock staff coverage. Typically, stays do not exceed 30 days.

Second-stage housing

Housing for women and children fleeing violence who have completed a stay in a transition house or safe home. Typically, stays last up to 18 months.

Transitional housing

Housing provided for a minimum of 30 days that can last up to two or three years. It includes the provision of on- or off-site support services to help residents move towards independence and self-sufficiency.

BC Housing - [Women's Transition Housing and Supports Program | BC Housing](#) Transition houses

Transition houses provide safe, temporary 24/7 staffed shelter, typically for 30 days. Most transition houses are residential homes in confidential locations where women and families live communally. Support Workers in these homes provide emotional support, crisis intervention and safety planning.

Safe homes

Safe home programs provide short-term shelter, emotional support, safety planning and referrals. Short-term safe shelter is provided in a variety of ways depending on the community,

such as an apartment or townhouse unit, a hotel or motel room, or a secure room in a private home.

Second stage housing

Second stage housing is usually a private, secure, low-cost apartment or townhouse unit where you can live safely and independently typically for 6 - 18 months. Staff are available to provide emotional support, safety planning and referrals.

Long term housing

Long-term housing provides subsidized rental housing to women, gender-diverse people and/or children at risk of violence or with lived experience. Rental fees are calculated on a rent geared to income basis, specifically 30% of the household's total gross income, with a minimum rent based on number of people in the household. Some tenant supports are also available including safety planning and referrals.

Government of Canada - [Classification of shelter type - 1. - Emergency shelter](#)

Emergency shelter

Emergency shelters' are defined as facilities providing temporary, short-term accommodation for homeless individuals and families. This may or may not include other services such as food, clothing or counselling.

Transitional housing

Transitional housing' provides temporary shelter but can be differentiated from emergency shelters by the longer length of stay and greater intensity of support services offered to clients. Transitional housing is an intermediate step between emergency shelter and permanent housing. Support services help clients gain stability and self-sufficiency to maintain permanent housing. Stays are typically between three months and three years.

Violence against women

Violence against women (VAW) shelters are defined as facilities providing temporary shelter to single women or women with children fleeing domestic abuse. They may function in either a crisis capacity or as transitional or second-stage housing.

Residential Tenancy Act of BC - [Policy Guideline 46: Transitional and Supportive Housing, Rehabilitative Housing, Seniors Housing](#)

The RTA does not apply to living accommodation provided for emergency shelter or transitional housing.

Transitional Housing

Living accommodation that is provided: (a) on a temporary basis, (b) by a person or organization that receives funding from a local government or the government of British

Columbia or Canada for the purpose of providing that accommodation, and (c) together with programs intended to assist tenants to become better able to live independently.

Transitional housing is often a next step toward independent living. An individual in transitional housing may be moving from homelessness, an emergency shelter, a health or correctional facility, or an unsafe housing situation. Transitional housing is intended to include at least a general plan as to how the person residing in this type of housing will transition to more permanent accommodation in the future. Individuals in transitional housing may transition to independent living or, if they have a moderate need for ongoing support services, to supportive housing.

Living accommodation must meet all of the criteria in the definition of “transitional housing” under section 1 of the Regulation ((a), (b) and (c) above) to be excluded from the RTA. Requiring residents to sign a “transitional housing agreement” does not determine whether housing is exempt from the RTA.

Emergency shelter

Circumstances where a facility provides an individual with temporary overnight shelter or in some extreme circumstances beyond overnight until an emergency is over.

Residents in emergency shelters may have an immediate need for support services, including help with meeting basic needs for nutrition, hygiene, and health services. Residents may be required to abide by “house rules” as a condition of their stay.

It is important to note that since the definition in the Regulation relating to the COVID-19 emergency uses “includes”, the term “emergency shelter” is not limited to this definition.

From: [Laura Patrick](#) on behalf of [Laura Patrick](#)
To: [SSInfo](#)
Subject: Fwd: Joint letter from Menhinick Drive residents - road safety and infrastructure concerns
Attachments: [menhinick-letter.pdf](#)
Sent: 5/29/2026 7:25:53 AM

Begin forwarded message:

From: Jarvis Lukow [REDACTED]
Subject: Joint letter from Menhinick Drive residents - road safety and infrastructure concerns
Date: May 29, 2026 at 5:56:13 AM PDT
To: directorssi@crd.bc.ca, jharris@islandstrust.bc.ca, lpatrick@islandstrust.bc.ca, jholmes@saltspringfire.com
Cc: rob.botterell.MLA@leg.bc.ca, tran.minister@gov.bc.ca

Dear Director Holman, Chief Holmes, and Trustees Patrick and Harris,

Please find attached a joint letter from residents of Menhinick Drive and surrounding properties regarding road safety, emergency access, and infrastructure concerns related to the proposed STÁUTW (Tsawout) First Nation campground project at WENÁ,NEĆ (Fulford Harbour).

The letter is dated May 19, 2026, and was drafted following the community information meeting that the Nation's representatives held with neighbours on May 17. We are aware that the Nation published a public project announcement on May 27 and released a detailed FAQ document this morning (May 28) that addresses many of the concerns raised in our letter and indicates active engagement with the CRD, the Ministry of Transportation and Transit, and Salt Spring Island Fire Rescue.

We are sending the letter as drafted because we want the neighbourhood's concerns formally on the record alongside the Nation's outreach, and because the damaged culverts on Bridgman Road, in particular, warrant attention from both channels. We appreciate that the project team has already raised the culvert issue with the Ministry, and we hope our letter reinforces the importance of timely assessment and repair before construction-phase heavy equipment begins using the route in June.

We support the STÁUTW Nation's cultural project and welcome the return of STÁUTW presence to WENÁ,NEĆ. Our concerns are focused specifically on the public road infrastructure outside reserve jurisdiction, and we look forward to your engagement on those matters.

Thank you for your time and consideration.

Respectfully,

Jarvis Lukow
Menhinick Drive resident
(Sending on behalf of the signatories of the attached letter)

Attachment: Joint letter dated May 19, 2026

May 19, 2026

Gary Holman

CRD Director, Salt Spring Island Electoral Area
Capital Regional District

Chief Jamie Holmes

Salt Spring Island Fire Rescue

cc: Local Trustees, Islands Trust (Salt Spring); BC Ministry of Transportation and Transit, South Coast Region

Re: Road safety, emergency access, and infrastructure concerns regarding the proposed 60-site public campground at the end of Menhinick Drive, Salt Spring Island

Dear Director Holman, Chief Holmes, and colleagues,

We are residents of Menhinick Drive and surrounding properties on the south end of Salt Spring Island. We write jointly to bring an emerging project to your attention, and to formally request your engagement on the road safety, emergency access, and public infrastructure questions it raises.

Background

On May 17, 2026, representatives [REDACTED] acting on behalf of the STÁUTW (Tsawout) First Nation, held an information meeting with neighbours at the end of Menhinick Drive. They shared news that the Nation, with approval from its Elders, plans to develop the 50-acre STÁUTW reserve at WENÁ,NEĆ (Fulford Harbour) in a project that includes:

- A new Bighouse and re-created village near the original historic village site, with members-only camping for STÁUTW Elders and youth.
- A public campground of 60 drive-in sites, located in a separate area of the reserve, above and apart from the village site, intended as a social enterprise to support the broader project.
- Pit toilets and an on-site well for water supply.
- A strict no-fire policy at the campground.
- On-site management by Nation members during the camping season.

We support the STÁUTW Nation's cultural project and its right to develop its reserve land. Several of the Nation's operational decisions, including the no-fire policy, on-site seasonal management, and physical separation of the campground from the village site, reflect careful and thoughtful planning. We acknowledge and appreciate those choices.

Our concerns relate specifically to the off-reserve impacts of the 60-site public campground on Menhinick Drive, on Salt Spring Fire Rescue's response capability, and on public safety. The Nation's representatives confirmed at the meeting that road traffic on Menhinick will increase as a result of the campground.

Pre-existing concern: damaged culverts on the access route

Before turning to projected impacts, we want to raise existing conditions on the access route to the reserve that require attention regardless of the campground project, and that become urgent in light of it.

There are multiple culverts along Bridgman Road and Menhinick Drive that residents have observed to be in damaged or compromised condition. The most visibly affected is the culvert near the bottom of Bridgman Road, just past the Fraser Road turnoff, where the road surface above the culvert is noticeably depressed, indicating that the culvert's structural integrity is already compromised. Additional culverts along the route show signs of wear or damage that warrant inspection. Bridgman Road is the sole access route to Menhinick Drive and the reserve, meaning every construction vehicle and every campground visitor must travel over these culverts.

We are deeply concerned that heavy construction equipment associated with building the Bighouse, village, and 60-site campground could cause additional damage to these culverts, potentially to the point of failure. If any of these culverts fail, residents of an entire residential neighbourhood could be cut off from accessing our own properties, school buses could not reach children, and emergency services (fire, ambulance, RCMP) would lose access to homes along the route. Given the visible depression already present at the Bridgman Road culvert, this is not a hypothetical concern, it is a reasonable projection from observable existing damage.

We respectfully request that the CRD and the BC Ministry of Transportation:

- Conduct an engineering assessment of all culverts along Bridgman Road and Menhinick Drive, evaluating their current condition and load-bearing capacity, as a matter of priority.
- Repair or replace any culverts identified as compromised before any construction-related heavy equipment uses the route.
- Coordinate with the STÁUTW (Tsaowut) First Nation regarding construction vehicle loads, access timing, and route planning so that these culverts are not subjected to traffic they cannot safely bear.
- Inform residents of the assessment results and the plan for any required repairs.

We would be pleased to meet on site to walk the route with CRD and MOTI staff and point out the specific culverts of concern, if that would be helpful.

Road safety and capacity concerns

Menhinick Drive is a narrow residential cul-de-sac. It has no shoulders, no sidewalks, limited sight lines, and is heavily used by families with children, walkers, dog-owners, and cyclists. It is the only road in or out for residents and for anyone visiting the reserve, the planned campground, or the adjacent 400-acre Reginald Hill Nature Reserve.

A 60-site drive-in campground is comparable in scale to established BC Parks campgrounds in the Gulf Islands. At peak season, such facilities typically generate 100 to 200 vehicle movements per day, concentrated heavily on Friday and Sunday turnover days. This represents a fundamental change in the character and traffic load of Menhinick Drive.

Specifically, we are concerned about:

- Safety of children, pedestrians, cyclists, and pets on a residential road that was not designed for campground access traffic.
- Road capacity, including pavement width, sight lines at the campground entrance, and turning radius if RVs or trailers are permitted.

- Emergency access. Menhinick will be the sole egress for residents and up to several hundred campers at peak occupancy. Wildfire evacuation, ambulance response, and fire truck access all depend on a road that may not have been engineered for this use intensity.
- The absence of any traffic impact assessment, sight-line study, or road safety review for this scale of use change.
- The absence of formal coordination mechanisms between the Nation, the CRD, and Salt Spring Fire Rescue regarding road infrastructure and emergency response.

Why we are writing to you

We recognize that the campground itself is on reserve land and lies within the STÁUTW Nation's jurisdiction. We are not asking for any intervention in the Nation's planning of its own lands.

Menhinick Drive itself, however, is a CRD-managed public road. Emergency response on Salt Spring is the responsibility of Salt Spring Fire Rescue. Road safety, signage, speed management, and engineered improvements fall within CRD and Ministry of Transportation authority. The culvert is CRD infrastructure. These off-reserve elements of the project's overall impact are squarely within your mandates, and we are asking you to engage them.

What we are requesting

We respectfully ask that the CRD, Salt Spring Fire Rescue, and (as appropriate) the BC Ministry of Transportation take the following steps:

- Assess and repair the damaged culverts along Bridgman Road and Menhinick Drive (including the visibly depressed culvert at the bottom of Bridgman Road past the Fraser Road turnoff) as a matter of priority, before any construction-related heavy equipment uses the route.
- Open a formal line of communication with the STÁUTW (Tsawout) First Nation regarding the campground's interface with Menhinick Drive, construction vehicle access, and emergency services. Early, government-to-government coordination will be more effective than reactive responses once construction or operation is underway.
- Request a traffic impact assessment for Menhinick Drive at the projected peak campground use, including consideration of road widening, turnouts, sight-line improvements, and traffic-calming measures.
- Conduct a fire-service capability review of Menhinick Drive for emergency vehicle access and wildfire evacuation, given that the road may become the sole egress for over a hundred campers in addition to existing residents.
- Convene a meeting between Menhinick-area residents, the Nation's project team, the CRD, Fire Rescue, and the Ministry of Transportation, so that all parties can plan together rather than each operating in isolation.
- Keep affected residents informed in writing of any engagement that occurs with the Nation regarding road, culvert, and emergency-service interfaces.

In closing

We want to be unambiguous: we support reconciliation, we support the STÁUTW (Tsawout) First Nation's return to active presence on their land at WENÁ,NEĆ, and we welcome the Bighouse and cultural village. The Nation has been a generous neighbour for over a century, and we hope this project succeeds.

That support is precisely why we are asking public agencies to engage early on the off-reserve infrastructure questions. Damaged culverts that fail during construction and cut residents off from their properties, a campground that overwhelms a residential road, a safety hazard for children and pets, or a compromised emergency response is not in the interest of the Nation, the project, or the broader community. Coordination now will help avoid problems later.

We would welcome the opportunity to meet with you, individually or as a group, and we look forward to your response.

Respectfully,

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Follow Up Action Report

Salt Spring Island

11-Apr-2024

Progress	Activity	Responsibility	Dates	Status
59%	<p>1 Resolution No: SS-2024-30</p> <p>Work with Tsawout First Nation staff to develop a MOU and report back to the LTC.</p> <p>Updates:</p> <p>Feb - Staff to provide update at Feb TLC meeting following Feb 7 meeting.</p> <p>Nov - Staff continue to work with Tsawout to determine attendees. TAS now supporting with resources.</p> <p>Jun - Leadership meeting held. Feast planning ongoing, Tsawout anticipates MOU after the feast with the Tsawout First Nation;</p> <p>May 2, 2025: A feast is being planned for June. more details to come. It is anticipated that following this feast a MOU is likely to follow.</p> <p>June 16, 2025:</p> <ul style="list-style-type: none"> -Feast with Tsawout held. Anticipate further engagement in future months to fall, noting upcoming Tsawout election and potential summer vacation impacts. <p>RPM met with Tsawout staff on Oct 6th and Tsawout wishes to advance the draft starting in 3 months(Jan 2026)</p> <p>January 7, 2026:</p> <ul style="list-style-type: none"> -Staff have established monthly meetings with Tsawout First Nations staff to discuss numerous items, including the creation of a protocol agreement. -Islands Trust staff have provided the last MOU approved by Trust Council as a starting point. Tsawout staff will review this, with intention to continue refining to development of an MOU between Tsawout First Nation and Trust Council. 	<p>Chris Hutton</p> <p>Clare Frater</p> <p>Joe Elliott</p>		In Progress

Follow Up Action Report

Salt Spring Island

20-Mar-2025

Progress	Activity	Responsibility	Dates	Status
41%	1 Resolution NO.: SS-2025-032 Joint Meetings with the Capital Regional District Salt Spring Island Local Community Commission Staff to review Trust Council Bylaw No. 63 and to draft a protocol agreement between the Capital Regional District Board and the Salt Spring Island Local Trust Committee.	Stefan Cermak	Target: 31-Jan-2026	In Progress

11-Sep-2025

Progress	Activity	Responsibility	Dates	Status
80%	1 Resolution No.: SS-2025-114 Staff to urgently convene a multi-jurisdictional meeting to explore an alternative approach to bylaw enforcement that can better respond to investigating and mitigating housing/living situations on Salt Spring Island.	Chris Hutton Warren Dingman		In Progress

Follow Up Action Report

Salt Spring Island

12-Feb-2026

Progress	Activity	Responsibility	Dates	Status
0%	1 Resolution No.: SS-2026-005 Staff to report back on options to replace the future projects list	Chris Hutton Kalyaan Selvakumar		In Progress
70%	2 Resolution No.: SS-2026-017 That staff report for the Agricultural Land Reserve exclusion for 131 Brinkworthy Road be referred by the staff to the Salt Spring Island Agricultural Advisory Planning Commission, for feedback on the proposal and the requested information. AAPC meeting scheduled for the April 23rd 2026	Kalyaan Selvakumar Oluwashogo Garuba		Completed

Follow Up Action Report

Salt Spring Island

09-Apr-2026

Progress	Activity	Responsibility	Dates	Status
0%	<p>1 Resolution No.: SS-2026-038 Staff to link item number 3 Water Sustainability Action on Active Projects List to Trust Council resolution number TC-2025-131.</p>	<p>Oluwashogo Garuba Stefan Cermak</p>		In Progress
0%	<p>2 Resolution No: SS-2026-063 Staff to provide reporting on</p> <ul style="list-style-type: none"> a) Deliverables received from the project consultant; b) An updated project plan for the Official Community Plan/Land Use Bylaw project; c) Recommendations targeting Local Trust Committee endorsement for policy direction and regulatory options to prioritize allocation of water servicing within the Ganges Village area for housing forms that meet identified community needs, including affordable and workforce housing; and d) Further that staff ensure development of outcomes is informed by First Nations engagement and a First Nations engagement plan. 	<p>Peter Thicke Stefan Cermak</p>		Completed

Follow Up Action Report

Salt Spring Island

14-May-2026

Progress	Activity	Responsibility	Dates	Status
0%	1 Resolution No.: SS-2026-067 Staff to work with the Capital Regional District to explore options for introducing a septic system maintenance regulatory program applicable to Salt Spring Island.	Stefan Cermak William Shulba		In Progress
100%	2 Resolution No. : SS-2026-071 Staff to respond to the Thetis Island Local Trust Committee that interests are unaffected by Bylaw No. 117.	Britt Holowaty	Target: 09-Jun-2026	Completed
0%	3 Resolution No.: SS-2026-072 Staff to provide an Official Community Plan-Land Use Bylaw project update electronically on the Islands Trust Salt Spring Island subscriber list, website blog, and Salt Spring Exchange.	Morgana van Niekerk Peter Thicke		Completed
20%	4 Resolution No.: SS-2026-074 Staff to develop a revised Communications and Engagement Strategy for the Official Community Plan-Land Use Bylaw Project.	Peter Thicke		In Progress
0%	5 Resolution No.: SS-2026-075 Staff to develop a First Nations Engagement Plan for the Official Community Plan-Land Use Bylaw Project.	Joe Elliott Peter Thicke		In Progress
83%	6 Resolution No.: SS-2026-076 Staff to revise the draft Vision and Guiding Principles for the Official Community Plan-Land Use Bylaw Project per discussion prior to referring to the Project Advisory Planning Commission.	Peter Thicke		In Progress

Follow Up Action Report

Salt Spring Island

14-May-2026

Progress	Activity	Responsibility	Dates	Status
0%	<p>7 Resolution No.: SS-2026-077</p> <p>The Chief Administrative Officer to undertake an assessment of the current planning project delivery framework in the Salt Spring Island Local Trust Area, including but not limited to resourcing, staffing continuity, and project management processes, in a manner that is forward-looking and solution-oriented, with the intent of identifying practical improvements to support successful completion of current and future planning projects.</p>	Rueben Bronee		In Progress
0%	<p>8 Resolution No.: SS-2026-078</p> <p>Staff to confirm the top three priorities in the Salt Spring Island Local Trust Committee Active Projects list, presented in the may 14, 2026 Regular Meeting Agenda, and forward these priorities to Trust Council.</p>	Stefan Cermak		Completed
100%	<p>9 Resolution No.: SS-2026-079</p> <p>Staff to inform the Project Advisory Planning Commission that a new Communications and Engagement Strategy will be prepared appropriately scaled to Islands Trust staff tools and resources.</p>	Peter Thicke		Completed

Salt Spring Island

1. Extraordinary Project - OCP-LUB Update

Responsible

Dates

Activity:

Peter Thicke

Rec'd: 01-Apr-2023

Description:

Target: 31-Mar-2026

There has been no comprehensive review of the SS OCP since its adoption in 2008, nor any review of the Land Use Bylaw since 1999. The need to update these bylaws is a priority in response to policy, social, and technological change and to address contemporary community challenges the current document no longer serves. Those challenges include a lack of affordable housing and housing options, growth pressures, climate resiliency planning, infrastructure issues (such as the water moratorium), workforce stability challenges, transportation networks, and First Nations Reconciliation. The SS OCP update is intended to provide a framework to guide the development of a complete community by diversifying and increasing housing options at appropriate locations, advancing First Nations Reconciliation, reducing infrastructure costs, reducing greenhouse gas (GHG) emissions, and improving walkability. The Land Use Bylaw update will improve land use planning regulation to ensure that regulations match the needs and expectations of land use in the community, in consideration of the OCP.

Activity:

·2026-05-14_SSLTC received status update report

Active Projects Report

Salt Spring Island

2. *Minor Project - Housing Action Program - Implementation (Bylaw 537)*

Activity:

Description:

·Increase opportunity for diversification and managed additional housing opportunities in specific residential areas of the LUB area in the form of attached secondary suites or accessory dwelling units

Activity:

·2026-05-05 - Ongoing discussion with Tsawout staff regarding bylaw referral.

Responsible

Oluwashogo
Garuba

Dates

Rec'd: 10-May-2022
Target: 11-Sep-2025

3. *Major Project - Water Sustainability - coordinate multiple jurisdictions in planning for water sustainability and watershed protection.*

Activity:

Description:

Includes multiple actions and deliverables:

- Coordination of SSIWPA
- Development of Proof of Water Bylaw
- Weston Lake Water Availability Study
- Watershed Protection Plan
- Ongoing well-monitoring

Activity:

Responsible

Oluwashogo
Garuba
William Shulba

Dates

Rec'd: 07-Jun-2012
Target: 31-Mar-2025

Salt Spring Island

- Proof of Water Bylaw: Planner working with Senior Freshwater Specialist on next steps
 - Trust Council resolution to draft a bylaw rescinding Bylaw 154 and to reserve unspent funds to a project that coordinates Actions 16-19 of the Salt Spring Island Watershed Protection Plan (2023-2032)
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Future Projects Report

Salt Spring Island

1. OCP Amendments

Responsible

Date Received

- Review Piers Island OCP for compliance with legislative changes and make recommendations\on how to manage policy. (Dec. 2015 (Rev.02/25))
 - Marine Environment Protection (Foreshore Audit) (June 2016)
 - Add public access to lake and marine shorelines as an eligible community amenity in Section H.3.2 of the Salt Spring Island Official Community Plan (Feb. 2022)
- Updates:
2025-05-02:
- This list will be reviewed as part of the OCP-LUB Project and items from that project that are deemed out of scope or are ultimately considered in the revised OCP will be placed on this list for future action, as appropriate.

06-Oct-2020

2. Land Use Bylaw Amendments

Responsible

Date Received

Future Projects Report

Salt Spring Island

- Staff to assess regulations to provide options for an accessory use without an established principal use. (Dec. 2016, Rev. 1 Feb, 2025)
- Technical and Minor Amendments (Mar. 2017)
 - Limit fence height to 2.4m; increase dock width from 1.2m to 1.5m; culverts as structures in waterbody setbacks
- Reduce Permitted Lot Coverage in Rural Upland Zones (Aug. 2018)
- Research and make recommendations to address commercial trucking and heavy equipment facilities regulation. (July 2020; Rev. 02/2025)
- Research and report on regulation of portable sawmills. (Nov. 2020; Rev. 02/2025)
- Review of the residential zoning of islets (Jul. 2022)

06-Oct-2020

3. Direct Bylaw Enforcement

Responsible

Date Received

- Bylaw Enforcement Policies (Feb. 2015)
- Short Term Vacation Rentals (STVRs) (May 2017)

06-Oct-2020

4. Administrative Processes and Procedures

Responsible

Date Received

Future Projects Report

Salt Spring Island

·Land Use Contracts (Feb. 2015)

06-Oct-2020

·Soil Removal Bylaw update (Feb. 2015)

·Improving Communications (Mine permits for aggregate pits and quarries.) (Jan. 2020)

·Adding requirement for signs in the Development Procedures Bylaw (Sep 2020)

·including discriminatory remarks and inclusion and respectful conduct language to Sec 29 Order and Decorum of Bylaw 529 (Dec 2021)

5. *Advocate*

Responsible

Date Received

·none listed

06-Oct-2020



DATE OF MEETING: June 11, 2026

TO: Salt Spring Island Local Trust Committee

FROM: Oluwashogo Garuba, Planner 2
Salt Spring Island Team

COPY: Stefan Cermak, Director Planning Services

SUBJECT: PLRZ20240021 (355 Blackburn Road) Application Update

PURPOSE

The purpose of this memorandum is to provide the Salt Spring Island Local Trust Committee (LTC) with an update regarding application PLRZ20240021 – 355 Blackburn Road.

BACKGROUND

The rezoning application seeks to amend Salt Spring Island Land Use Bylaw No. 355 (LUB) to permit the current uses on the subject property and bring it into compliance with the LUB at the expiration of Land Use Contract (LUC) Bylaw No. 195. The application has been presented to the LTC for consideration at its regular meeting [May 8, 2025](#) (where staff was directed to proceed with the application and prepare draft bylaw) and [October 16, 2025](#) (draft bylaw was read a first and second time and staff was directed to schedule a Community Information Meeting and public hearing). A CIM was held February 10, 2026 and at LTC regular meeting of February 12, 2026, a public hearing was held. A resolution was passed at this meeting:

that the Salt Spring Island Local Trust Committee defer PLRZ20240021 to March 19, 2026 Local Trust Committee meeting to have staff follow up with outstanding First Nation referrals and advise the Local Trust Committee how to proceed

CURRENT STATUS

Staff met with Tsawout First Nation on March 13, 2026, to further discuss the application and are continuing to work through the concerns outlined in their response (Attachment 1). Staff also participated in a site visit with Tsawout First Nation on May 12, 2026.

Staff are currently working on updating the proposed bylaw to address the concerns that were also raised during the public hearing the representative of the Beddis Water Service Commission (BWSC) regarding the impact of the rezoning on the Blackburn Creek given the significance of the subject property to the community and water supply.

NEXT STEPS

Staff will work with the applicant to address the concerns raised by Tsawout and other environmental issues related to the application. Once these matters have been addressed, the application will return to the LTC for further consideration and recommendations on how to proceed.

Submitted By:	Oluwashogo Garuba, Planner 2	May 27, 2026
Concurrence:	Stefan Cermak, Director Planning Services	June 2, 2026

ATTACHMENTS

1. Tsawout Referral Response



ATTACHMENT 1

2026-02-17

Islands Trust
200-1627 Fort St, Victoria, BC, V8R 1H8

SḶÁUTW First Nation File No. 2025-00243

RE: Salt Spring Land Use Bylaw Amendment SS-BL-546 - SS-BL-546

Dear Rob Pingle,

SḶÁUTW First Nation acknowledges receipt of the above-referenced bylaw amendment proposal and confirms that our review is now complete.

SḶÁUTW First Nation holds unextinguished Aboriginal rights and title to the land and its resources within our traditional territory. As a signatory to the Douglas Treaty of 1852, SḶÁUTW First Nation holds Treaty rights to hunt and carry on fisheries as formerly, to safeguard our village sites, and to maintain our ĆELÁNEN (way of life) in perpetuity, as guaranteed under the Treaty's provisions. These rights are constitutionally protected under section 35 of the Constitution Act, 1982, affirmed by the United Nations Declaration on the Rights of Indigenous Peoples, and supported by extensive jurisprudence.

The proposed rezoning from Agriculture 2 (A2) to Agriculture 2, Variant C (A2(c)) represents a substantive change in land use permissions. While the zoning remains nominally "agricultural," the amendment introduces a range of non-agricultural and institutional uses, including schools, daycare centres, religious retreats, meditation halls, assembly halls, and artisan studios, as well as associated residential uses for staff. These uses significantly increase the intensity, occupancy, and development potential of the subject lands and are not consistent with the traditional intent of agricultural zoning.

SḶÁUTW First Nation is concerned that the proposed amendment may result in adverse impacts to Aboriginal rights and title interests, including but not limited to:

Potential disturbance of archaeological and cultural heritage sites associated with long-standing Indigenous use and occupation;

Increased ground disturbance, infrastructure development, and servicing requirements;

Increased traffic, noise, lighting, and human activity within a culturally sensitive

landscape;

Potential impacts to surface and subsurface water systems that are ecologically and culturally significant.

The Crown and other government entities have a legal obligation to engage in meaningful consultation and, where appropriate, accommodation with First Nations where proposed decisions may adversely affect Aboriginal or Treaty rights. At this time, it is unclear how these obligations are being met through the proposed rezoning, particularly given the scope and nature of the additional uses being enabled.

SṪÁUTW First Nation also asserts its inherent jurisdiction and authority to enact and apply its own laws throughout its traditional territory. Any land use decisions within this area must meaningfully consider and respect this authority.

Based on the information provided, SṪÁUTW First Nation is unable to support the proposed bylaw amendment as currently drafted. We request continued engagement should this proposal advance and expect that appropriate studies, safeguards, and consultation processes will be undertaken to address potential impacts to SṪÁUTW rights, title, and interests.

If the scope of the project changes, please contact SṪÁUTW First Nation so that we may ensure our Nation's best interests continue to be protected.

Should you have any questions or wish to discuss this matter further, please do not hesitate to contact our office.

Sincerely,

HÍSŬKĒ,

Bel Manson | Referrals Coordinator
BManson@tsawout.ca
SṪÁUTW First Nation



DATE OF MEETING: June 11, 2026

TO: Salt Spring Island Local Trust Committee

FROM: Anthony Fotino, Island Planner
Salt Spring Island Team

COPY: Stefan Cermak, Director, Planning Services

SUBJECT: Amended Preliminary Staff Report for application to amend Salt Spring Island Land Use Bylaw (Rezoning)
Applicant: Elizabeth FitzZaland
Location: 230 Smith Road (Hope hill farm -Musgrave Rd)

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee accept the amended preliminary staff report for application PLRZ20250331 and request staff to proceed with referring the application as specified in LTC resolution SS-2026-45 and proceed with all other resolutions from SS-2026-043 to SS-2026-048.

REPORT SUMMARY

This is an amended preliminary staff report to the Salt Spring Island Local Trust Committee (SS LTC) that was brought to the April 09, 2026 meeting, which provided an overview of the proposal, its alignment with the LUB, Salt Spring Island OCP and the Islands Trust Policy Statement while seeking direction from the LTC to either proceed or not in processing the application. The report also introduced the regulatory changes necessary to support the proposal. The purpose of this report is to provide amendments to the original report which contained some inaccuracies and satisfy resolution SS-2026-048, which is outlined below.

This rezoning application as submitted would amend the Salt Spring Island Land Use Bylaw No. 355, 1999 (LUB) by including a land use definition for “*retreat centre*” in the LUB and also amend the LUB to permit farm and retreat centre on proposed lot 1, first nations cultural activities on proposed lot 2, and reduce subdivision potential on proposed lot 1, 2, and 4. The proposed rezoning application corresponds with the subdivision application referral (PLSUB20260108) recently received by the Ministry of Transportation and Transit (MOTT) (Figure 2).

Note that the applicant has indicated that the proposed retreat centre will be run by a non-profit organization. For purposes of rezoning and consideration of use, local governments cannot discriminate between users (profit or non-profit). Thus, the SS LTC will have to consider the long-term impacts of the proposed uses without discriminating against the user or owner.

Staff recommends that the SS LTC accept the amended preliminary staff report and proceed with resolutions SS-2026-043 to SS-2026-048 to prepare the required bylaws that reflect subdivision

application PLSUB20260108 for textual amendment to the LUB and rezone the subject property as identified in Table 2 below.

Existing Lot No. ¹	Legal Description	Current Zoning
1.	THE SOUTH WEST 1/4 OF SECTION 48, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PARCEL A (DD 68167I) THEREOF (PID: 008-943-281)	Rural - R
2.	PARCEL A (DD 68167I) OF THE SOUTH EAST 1/4 OF SECTION 47, AND OF THE SOUTH WEST 1/4 OF SECTION 48, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN 30128 (PID: 008-943-486)	Rural - R
3.	LOT 3 SECTION 47 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN EPP115059 (PID: 031-640-923)	Rural - R
4.	THE NORTH 1/2 OF SECTION 46, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLANS 3315 AND 30128 (PID: 008-943-915)	Rural Upland 1 – RU1

Proposed Lot No. ²	Proposed Zoning
1.	Rural variant Q – R(q) to allow for: <ul style="list-style-type: none"> • Retreat Centre • Maximum of 20 guest accommodation units • Maximum total floor area of 1230 square metres for all farm buildings and farm structures <p>Applicant is also seeking a reduction in subdivision potential.</p>
2.	Rural – R with a reduction in subdivision potential
3.	Rural – R
4.	Rural – R with a reduction in subdivision potential

BACKGROUND

The entire subject property is a 4-lot assembly, totalling 93.03 ha (229.8 ac) located on the south west end of Salt Spring Island. It currently has four parcels with each lot having different zones in the LUB as shown in Figure 1 and outlined in Table 1 above. The applicant has proposed the development of a non-profit retreat centre for small-scale, seasonal healing, writing and arts retreats along with supporting staff

¹ As identified in Figure 1

² As identified in Figure 2

housing. Additionally, the proposal includes farming activities, preservation of the sensitive old growth forest on the identified lots, and an overall reduction in development potential across the four (4 lots) which will enable the protection of the forest and shorelines on the properties.

The applicant also seeks to increase the number of accommodation units for guests participating in the retreat. The applicant has therefore submitted a rezoning application in order to permit the proposed development as contained in applicant’s letter of narrative (**Attachment 8**). No proposed amendment is requested for Lot 3 as it currently exists. The applicant, as part of the amendment to the LUB, is also seeking to remove future subdivision potential on Lots 1, 2, and 4. The proposal is in conjunction with the applicant’s subdivision application (PLSUB20260108) and the rezoning proposal reflects the lots being proposed in that subdivision application. The following lots encompass this rezoning application:

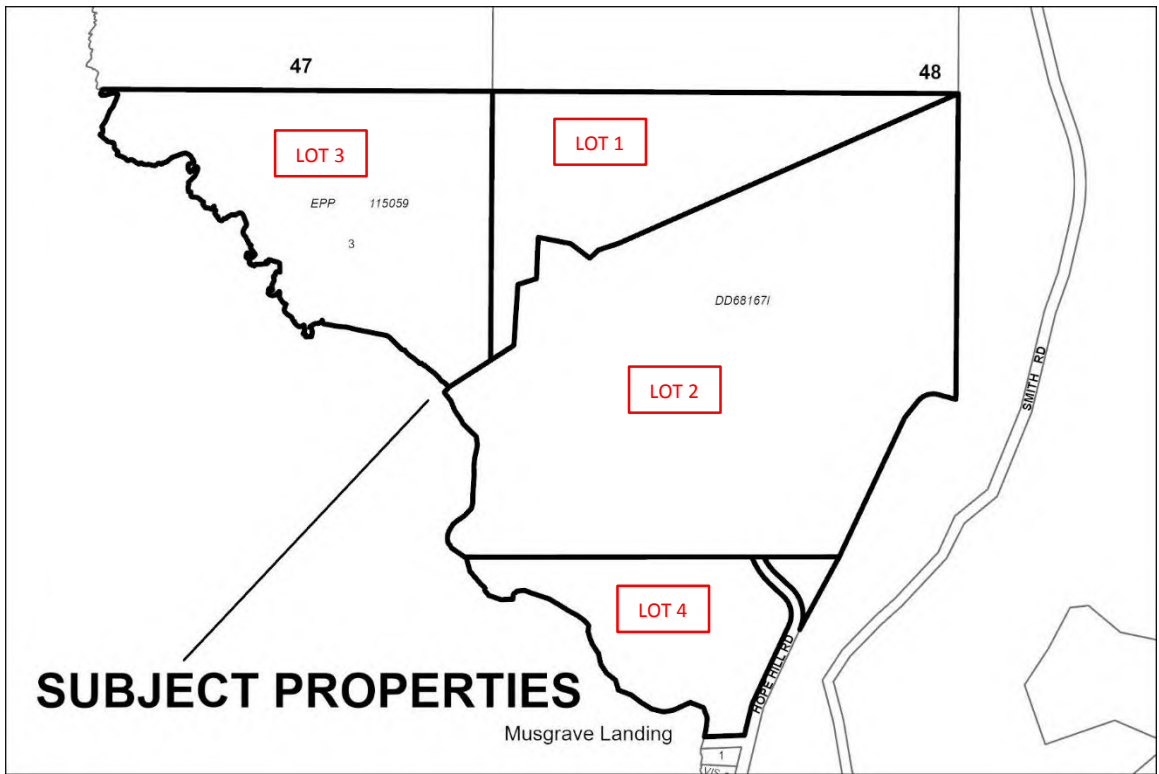


Figure 1: Current Property Boundaries

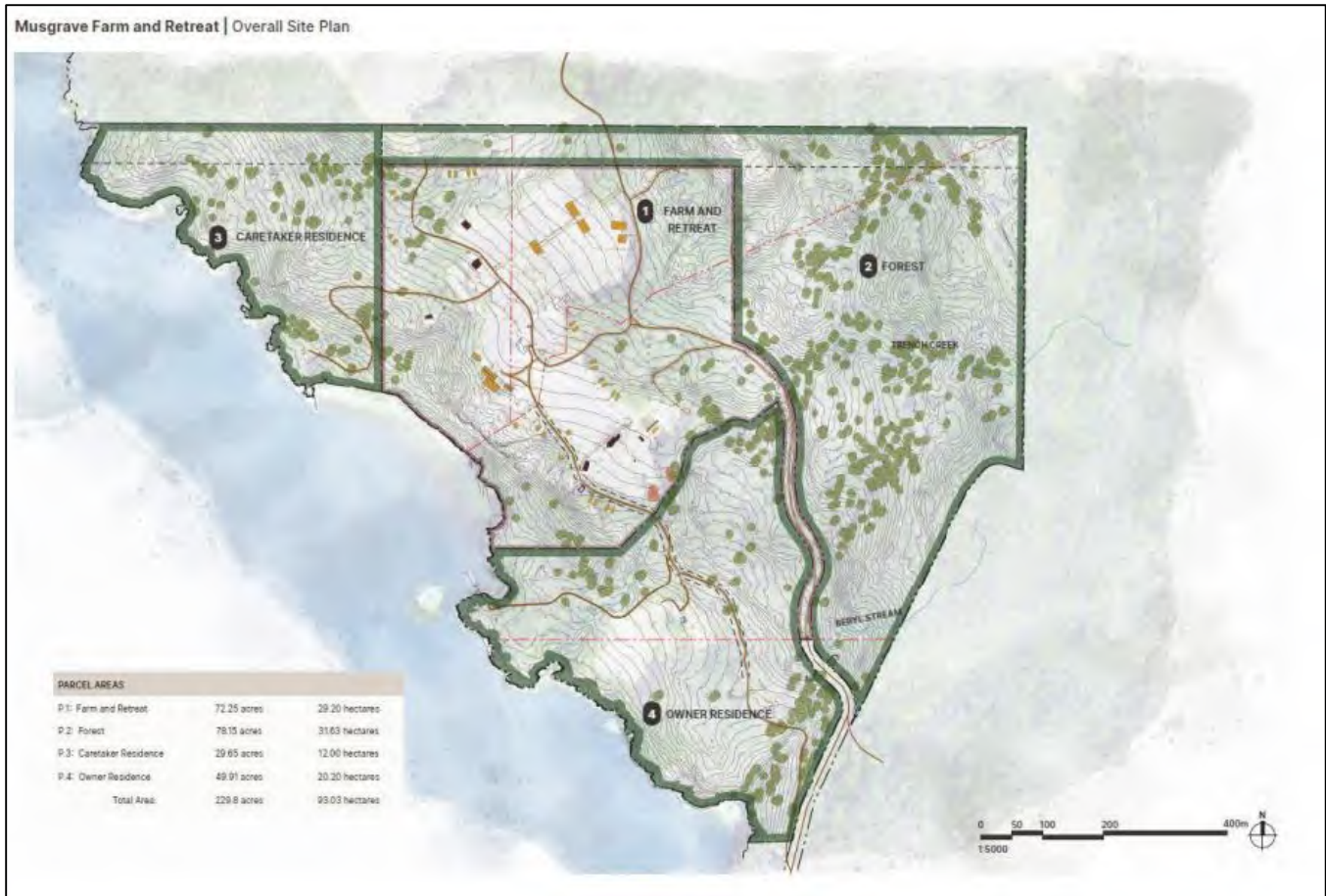


Figure 2: Proposed Property Boundaries

At the April 9, 2026 LTC meeting the following resolutions were passed in regards to this application:

SS-2026-043

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to proceed with processing application PLRZ20250331.

CARRIED

SS-2026-044

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to prepare a draft bylaw to amend Salt Spring Island Land Use Bylaw No. 355, 1999 to rezone the properties identified in Table one of this report from current zoning identified in Table one to proposed zoning identified in draft Table two, such that zone boundaries reflects the proposed subdivision application PLSUB20260108 identified in PROPOSED SUBDIVISION PLAN OF: LOT 3, PLAN EPP115059; REMAINDER SOUTHWEST 1/4 SECTION 48; PARCEL A DD68167-i; AND REMAINDER FRACTIONAL NORTH 1/2 SECTION 46, ALL IN SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, certified by Jordan Elliot Litkey, BCLS 905, June 26, 2025.

CARRIED

SS-2026-45

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to refer the draft amendment bylaw for file PLRZ20250331 and other information to First Nations, and other applicable agencies to seek comment on the proposal to amend Salt Spring Island Land Use Bylaw No. 355, 1999.

SS-2026-046

It was MOVED and SECONDED

to amend the motion to include Advisory Planning Commission.

CARRIED

The following motion, as amended, was then called.

that the Salt Spring Island Local Trust Committee request staff to refer the draft amendment bylaw for file PLRZ20250331 and other information to the Advisory Planning Commission, First Nations, and other applicable agencies to seek comment on the proposal to amend Salt Spring Island Land Use Bylaw No. 355, 1999.

CARRIED

SS-2026-047

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting Bylaw No. 544, cited as “Salt Spring Island Official Community Plan Bylaw No. 434, 2008, Amendment No. 1, 2025”.

SS-2026-048

It was MOVED and SECONDED

to amend the motion to read a Community Information Meeting for at least two weeks prior to the meeting at which the draft bylaw file PLRZ20250331 is anticipated to be provided to the Local Trust Committee for first reading.

CARRIED

The following motion, as amended, was then called

that the Salt Spring Island Local Trust Committee request staff to schedule a Community Information Meeting for at least two weeks prior to the meeting at which the draft bylaw file PLRZ20250331 is anticipated to be provided to the Local Trust Committee for first reading.

CARRIED

SS-2026-049

It was MOVED and SECONDED

that the Salt Spring Island Local Trust Committee request staff to return with an updated report for file PLRZ20250331 for the May, 2026 meeting.

CARRIED

ANALYSIS

Below is the analysis that was presented in the initial preliminary staff report. This remains unchanged.

Policy/Regulatory

The LTC is unfettered in its consideration of a rezoning and may choose to request more information, proceed more incrementally, or defer the application.

Islands Trust Policy Statement:

An assessment of the proposed application relative to the Islands Trust Policy Statement was undertaken and it was determined that it is consistent with the Policy Statement.

Official Community Plan:

The Salt Spring Island Official Community Plan Bylaw No 434 (OCP) land use designation for the subject property is currently Upland (U). Based on Figure 3 below, the majority of the subject properties fall outside of any Development Permit Areas (DPAs). While a small portion of Lot 2 is designated under DPA 4 - Lakes, Streams, and Wetlands, the affected area is minimal. Conversely, most of the foreshore is subject to the Shoreline DPA. Please note that any proposed development, current or future, must comply with the DPAs in effect at the time of application; however, the current non-profit retreat centre proposal would not trigger a development permit application.

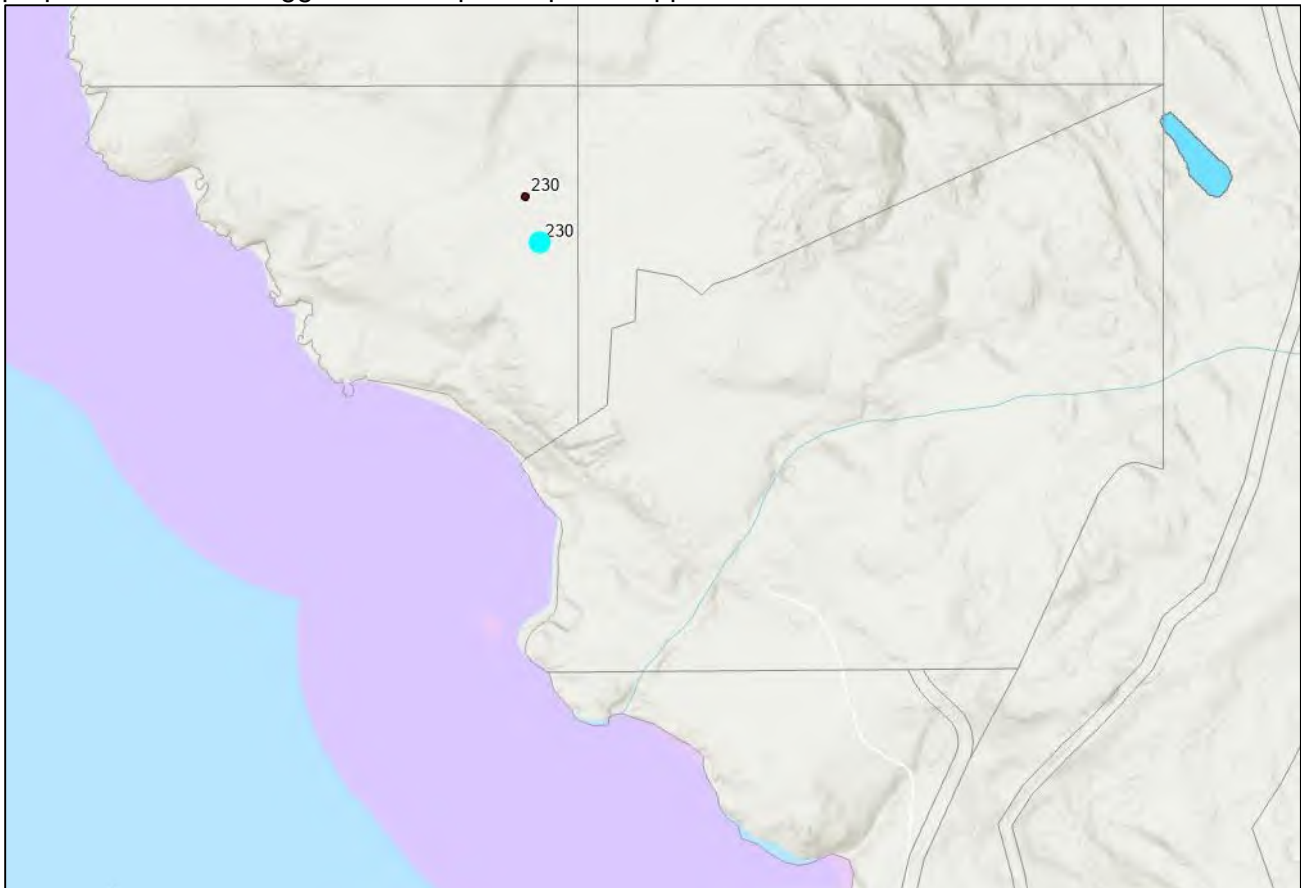


Figure 3: DPA Mapping

Staff has evaluated the application against the relevant policies contained in the OCP and note several policies that relate to the proposed rezoning, but have not noted any inconsistency with the OCP at this time. A review of relevant policies can be found in **Attachment 2**.

Land Use Bylaw:

Currently, Lot 1, 2, 3 are zoned Rural (R) and Lot 4 is zoned Rural Upland 1 (RU1) in the LUB. The following are the permitted uses according to the LUB in the R and RU1 zone:

Principal Uses, Buildings and Structures	R	RU1
Single family dwellings	•	•
Two family dwellings constructed before July 31, 1990	•	•
Dental and medical offices for a maximum of two medical practitioners	•	
Elementary schools, pre-schools and child day care	•	•
Public health care facilities	•	•
Community halls	•	•
Churches and cemeteries	•	•
Veterinarian clinics and animal hospitals	•	•
Pet boarding services and kennels	•	•
Pounds	•	•
Active outdoor non-commercial recreation, excluding golf courses and activities primarily involving the use of power-driven means of conveyance	•	•
Agriculture	•	•
Public service uses	•	•
Accessory uses		
Seasonal cottages subject to Section 3.14	•	•
Home-based business use, subject to Section 3.13	•	•

The applicant is seeking a rezoning that aligns with their concurrent subdivision application that has been submitted to MoTT (PLSUB20260108) in order to permit the uses, buildings and structures as outlined in the applicant’s letter of narrative (**Attachment 8**). As zoning currently exists, the proposed uses would not be in compliance with the existing zoning regulations as contained in the LUB. This proposal therefore requires a rezoning in order to permit the proposed uses and development that is consistent with their subdivision proposal.

Islands Trust Conservancy:

In accordance with Islands Trust Conservancy Board Policy 3.1, the Islands Trust Conservancy (ITC) does not have covenants on the property or adjacent properties and therefore this application will not be referred to the ITC for consideration via referral. However, the area is of high priority for preservation and protection as per the Regional Conservation Plan (RCP) thus staff will work internally with ITC staff and the applicant to assess the best ways to achieve the goals within the RCP. The RCP mapping with the property identified can be found in figure 4 below.

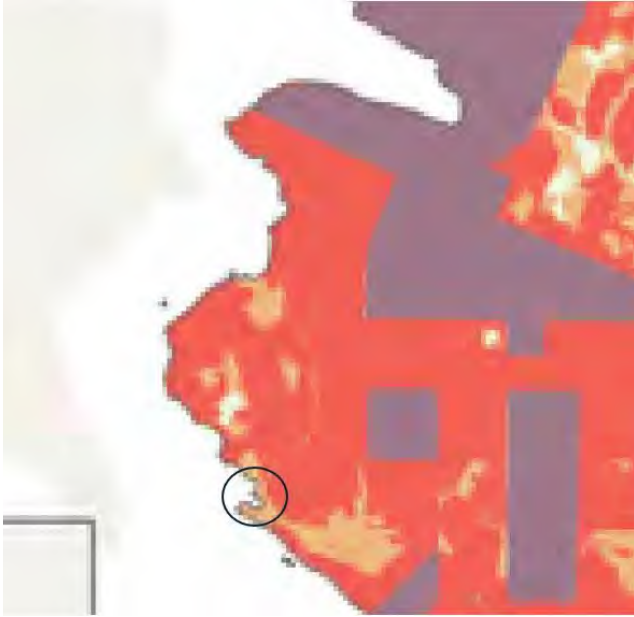


Figure 4: Regional Conservation Mapping

Issues and Opportunities

Staff have identified the following issues discussed below and may be considered once an amendment bylaw is tabled and through with the referral responses, if the LTC decides to proceed with the application. The issues and opportunities that were presented in the initial preliminary staff report have been textually amended but no substantive changes have been made:

Subdivision

The rezoning application will be dependent on the applicant obtaining subdivision preliminary layout approval from MoTT for a vastly different lot layout than currently exists. The proposed site plan and lot layout can be found in **Attachment 3**

Sensitive Ecosystems and Hazard Area's

The applicant will be required throughout the rezoning application process to ensure that sensitive ecosystems will not be disturbed and that proposed development isn't occurring in hazard areas. The applicant will be required to provide supporting materials if staff feel it necessary to justify that there are no negative effects on sensitive ecosystems or safety risks associated with development in hazard areas.

Potable water supply

The applicant has provided a well report letter from Holman Plumbing and Water Treatment Ltd (**Attachment 4**). However, the report is from 2021 and doesn't explicitly indicate that the existing water supply can accommodate the proposed development on the site. Therefore, an addendum will likely be required to ensure that the current state of the wells is suitable for the proposal. The applicant has been made aware of this and have been cooperative.

Transportation Impact

The applicant has provided a Transportation Impact Assessment by Bunt and Associates (**Attachment 5**), which indicates that the proposal is anticipated to generate significantly fewer vehicle trips and correspondingly is not anticipated to impact the adjacent road network in regard to road capacity or

intersection operations. Additionally, the applicant has indicated that the primary mode of transportation to the retreat centre will be by boat to private dock, thus mitigating any potential issues with increased traffic.

The facility will be operated by 8-12 staff members, none of whom are expected to use Musgrave Road for a daily commute. Instead, vehicle activity on Musgrave Road will be limited to infrequent supply runs to Ganges or other commercial hubs on Salt Spring Island. These site-related movements are estimated at 5–10 two-way trips per day, a volume that is negligible in terms of roadway operations and capacity. Consequently, the proposed rezoning is not expected to exacerbate existing maintenance issues on Musgrave Road, which should continue to be managed by the relevant road authorities as per current practice.

Density

The proposal includes some existing structures on the site and up to 20 guest accommodation units without kitchens, a main program building with communal dining and accessory uses. The following table has been provided as part of **Attachment 8** that outlines the existing and proposed buildings. At this time, staff do not have any current concerns with the density being proposed given the context and size of the sites.

TABLE OF BUILDING AREAS ON PROPOSED FARM AND RETREAT PARCEL

Parcel 1 (Farm and Retreat)	Existing sq m	Proposed sq m	notes
Detached Dwellings			
Existing Smeeton House	398	0	Building to be removed
Existing Little Farm House	116	116	
Existing Barn House	190	190	
Existing Sue's Cabin	42	42	
TOTAL	746	348	
Retreat			
Proposed Main Gathering Building	0	390	
Proposed Guest Work Studios	0	325	
TOTAL	0	715	
Guest Accommodations			
Proposed 16 Guest Cabins	0	595	
Proposed 1 Guest House (with four suites)	0	149	
TOTAL	0	744	
Accessory Buildings			
Proposed Laundry Housekeeping, Garbage	0	297	
TOTAL	0	297	
Farm Structures			
Existing Main Barn and Livestock Pens	183	0	Building to be removed
Existing Pig Barn	79	79	
Existing Hay Barn	32	0	Building to be removed
Existing Farm Machinery Shed	109	109	
Existing Two Garages for Farm Vehicles	81	0	Building to be removed
Existing Garden Shed	10	10	
Existing Wood Sheds	7	0	Building to be removed
Existing Electrical Shed	4	4	
Proposed Main Barn/Agriculture Building	0	172	
Proposed Workshop	0	303	
Proposed Farm Machinery Storage	0	256	
Proposed Garage for Farm Vehicles	0	204	
Greenhouse in Garden	0	93	
TOTAL	505	1230	

Consultation

Provided that further policy analysis does not reveal any inconsistency with the OCP, a public hearing may be held for this application, in accordance with s.464(3) of the Local Government Act.

Staff recommends that the application be referred to the following agencies:

Adjacent Local Trust Committees and Municipalities

Galiano Island Local Trust Committee
Mayne Island Local Trust Committee
North Pender Island Local Trust Committee
Thetis Island Local Trust Committee
Cowichan Valley Regional District

Non-Agency Referrals

BC Ambulance Service
RCMP
SSI Fire-Rescue
Salt Spring Island Coast Salish Society

Provincial Agencies

BC Assessment Authority
Ministry of Municipal Affairs
Ministry of Transportation & Transit
Front Counter BC

Regional Agencies

CRD – All Referrals
CRD – Salt Spring Local Community Commission
Vancouver Island Health Authority
SSI Advisory Planning Commission
Capital Region Housing Corporation

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants. Staff have identified the following First Nations for early engagement and referral:

- Cowichan Tribes
- Halalt First Nation
- Lyackson First Nation
- Pauquachin First Nation
- Penelakut Tribe
- Semiahmoo First Nation
- Stz'uminus First Nation
- Tsartlip First Nation
- Tsawout First Nation
- Tsawwassen First Nation
- Tseycum First Nation
- Ts'uubaa-Asatx (Lake Cowichan) First Nation

If the LTC decides to proceed, staff would notify these First Nations and request their input on the proposed rezoning application.

The applicant has indicated that they have already engaged with a number of First Nations about the project and have also undertaken an Archaeological Overview Assessment (AOA) and provided that report in their submission (**Attachment 6**). The assessment found that while no archaeological sites were previously recorded within the 35-hectare inland covenant area, provincial predictive modelling identifies a specific zone of high archaeological potential at Mountain Lion Hill and suggests the potential for undocumented pre-contact sites and Culturally Modified Trees (CMTs) near freshwater sources.

The applicant has also provided a preliminary archaeological field reconnaissance which concluded that no archaeological sites, features, or materials were observed within the specific project areas (**Attachment 6**).

The applicant has also stressed that it is their goal and intention to build strong relationships with local First Nations over time through engagement and collaboration.

Rationale for Recommendation

The recommendations on page 1 are supported as

1. The proposal appears to be consistent with the policies of the Salt Spring Island Official Community Plan No. 434 (OCP) and Islands Trust Policy Statement (ITPS).

ALTERNATIVES

Offer feasible alternatives to the staff recommendation, noting any significant implications and recommended resolution wording. For example, the LTC may consider the following alternatives to the staff recommendation:

1. Request further information

The LTC may request further information prior to making a decision. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust in addition to the recommended resolution the following...

NEXT STEPS

Describe the next steps in the process, if applicable.

Submitted By:	Anthony Fotino, Island Planner	June 2, 2026
Concurrence:	Stefan Cermak, Director, Planning Services	June 2, 2026

ATTACHMENTS:

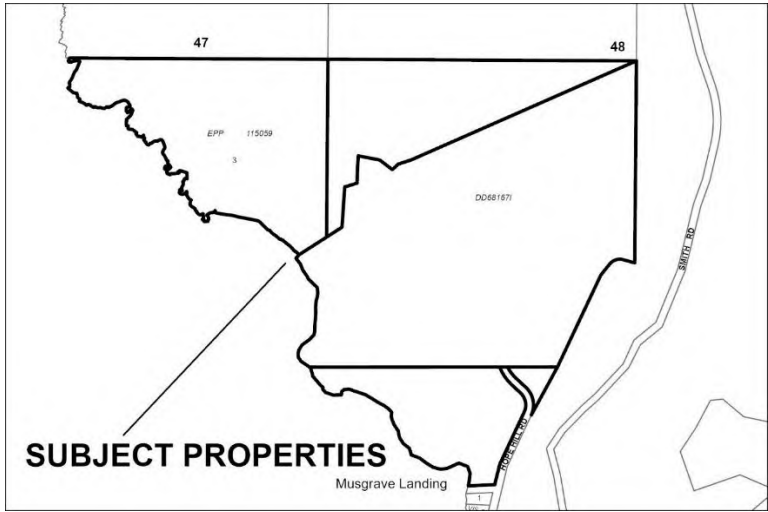
1. Site Context
2. OCP Policy Analysis
3. ~~Site Survey Plan with Proposed Lot Lines Shown~~ - removed
4. Well Report
5. Transportation Impact Assessment
6. Archaeological Overview Assessment and Preliminary Field Reconnaissance of Proposed Infrastructure
7. Project Narrative

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	<p>LOT 3 SECTION 47 SOUTH SALT SPRING ISLAND COWICHAN DISTRICT PLAN EPP115059</p> <p>THE SOUTH WEST 1/4 OF SECTION 48, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PARCEL A (DD 68167I) THEREOF</p> <p>PARCEL A (DD 68167I) OF THE SOUTH EAST 1/4 OF SECTION 47, AND OF THE SOUTH WEST 1/4 OF SECTION 48, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLAN 30128</p> <p>THE NORTH 1/2 OF SECTION 46, SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT, EXCEPT PART IN PLANS 3315 AND 30128</p>
PID	031-640-923, 008-943-281, 008-943-486, 008-943-915
Civic Address	230 Smith Road, Salt Spring Island

LAND USE

Current Land Use	Rural
Surrounding Land Use	<p>Rural and Forested Land</p> 

HISTORICAL ACTIVITY

File No.	Purpose
PLBP20240247	Amendments to building permit

POLICY/REGULATORY

Official Community Plan Designations	Park Recreation (PR).
Land Use Bylaw	Rural (R) and Rural Uplands 1 (RU1)
Other Regulations	

Water Service Area	None
Title Charges	<p>Restrictive Covenants</p> <ul style="list-style-type: none"> - CA9657828 – Primary intent is to protect the privacy and quiet enjoyment by keeping the "Covenant Area" in its natural state in perpetuity. - 129387G – Primary intent is timber cutting restrictions to preserve natural beauty and amenities" of the lands for their mutual enjoyment <p>There are also Easements and ROW identified on the titles.</p> <p>The proposed works are not anticipated to be affected by the subdivision or development proposal.</p>
Bylaw Enforcement	None

SITE INFLUENCES

Islands Trust Conservancy	<p>The Islands Trust Conservancy may have an interest in any properties within 100 metres of the property subject of this application.</p> <p>There does appear to be old growth trees on the property.</p>
Regional Conservation Strategy	The subject property is primarily within the Medium/High relative value area for important natural areas in the Salt Spring Island Local Trust Area.
Species at Risk	<p>SAR (Public) Species: None Currently Mapped</p> <p>SAR (Public) Ecological Community: Mapped on property</p>
Sensitive Ecosystems	<p>SEI: None Currently Mapped.</p> <p>Heron Rookery/Raptor Nest/Sea Bird Colony: Raptors next currently mapped on property</p> <p>RAR Waterbody: None Currently Mapped</p> <p>Islands Trust Protected Areas mapping indicates the subject property is within 500-metres of a protected area (community park).</p>
Hazard Areas	Steep Slopes mapping indicates low and moderate risk for steep slope hazards.
Archaeological Sites/Potential	There are known archaeological sites that have been identified on the property. The owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the Heritage Conservation Act.
Climate Change Adaptation and Mitigation	Because of the size of the cumulative subject properties, some parts of exceed an elevation of 100+ metres above sea level, whereas parts of the developed area do not exceed 100+ metres above sea level
Shoreline Classification	Sediment Shoreline - Pebble/Sand
Shoreline Data in TAPIS	Mapped on and near property

ATTACHMENT 2 – OCP POLICIES

SALT SPRING ISLAND OFFICIAL COMMUNITY PLAN No. 434

Staff have reviewed the Salt Spring Island Official Community Plan in full and highlight the following policies as relevant to the application for consideration.

OCP Objective/Policy	Complies	Planner Comments
A.5.2.5 The Local Trust Committee should not make zoning changes that would result in more development or greater impacts on areas identified as Environmentally Sensitive.	Yes	The proposed rezoning will not result in greater development due to the size of the lots. Nor will it have negative impacts on lands that are identified as environmentally sensitive
A.7.2.4 The Local Trust Committee should not approve applications for rezoning that would increase development in areas with natural hazards	Yes	The applicant is not proposing the retreat centre to be in an area with natural hazards
A.8.2.9 When it considers rezoning applications that concern land with a known heritage feature, archaeological site, or other First Nations cultural site, the Local Trust Committee should ensure that the heritage features would not be damaged as the result of a zoning change.	Yes	The property owners have committed to preserving heritage features on the subject property. The applicant is proposing reduced development potential than the site could yield as of right and the preservation of Lot 2. Relevant First Nations have already been engaged on the proposal. Because of this, the application is consistent with this policy.
Uplands Land Use Objectives and Policies		
B.2.2.2.9 Where a lot has subdivision potential, the Local Trust Committee should consider rezoning applications that would allow the property owner to build (without subdividing) the same number of single family dwellings on the lot as could be built after subdivision. Such shared residential rezoning applications should be consistent with the guidelines in H.2.1 of Appendix 2	Yes	The application is consistent with this policy as it is not proposing to develop any of the discouraged uses.
B.3.1.2.9 The Local Trust Committee will not consider rezoning applications that would allow the development of large new destination resorts, large convention centres, water slides, theme parks, casinos, and mini golf courses.	Yes	
B.4.5.2.1 Local zoning will continue to allow churches, cemeteries, libraries, and community halls in many zones. Low impact religious retreats will continue to be allowed by zoning in the Uplands Designation.	Yes	
B.8.2.2.2 Zones within the Uplands Designation will continue to allow the low and very low density residential	Yes	Application is to allow for a retreat centre on proposed lot 1. The proposal is low density given the size of the lot.

development and the other land uses that are allowed by existing zoning.		
C.3.3.2.2 When considering rezoning applications, the Local Trust Committee should consider the impacts of the proposed new use on existing wells, springs, or other water supplies. If the proposed use is expected to need more water than the uses already allowed on the property, then the Committee should ask for evidence that wells or other water supplies in the neighbourhood would not be depleted. The Committee should also consider whether water use would affect agricultural activities or deplete any springs necessary to maintain fish habitat. Should a zoning change be proposed where groundwater supplies are not adequate, the applicant could be encouraged to find other means of supplying water. Rainwater catchment or a water conservation program could be considered.	Yes	Well report was provided by applicant. However, the report is from 2021. Therefore, an addendum may be required to ensure that the current state of the wells is suitable for the proposal.

WELL REPORT MUSGRAVE FARM PROPERTY

MAY 11th 2021.

HOLMAN PLUMBING AND Water Treatment Ltd.

Main house well. The equipment for this well was replaced May 11th 2018. The well depth is 288 feet the pump is set at 278 feet. The motor/ pump installed is 1.5 H.P 10 GPM made by Franklin Electric. Also installed on May 11th 2018 were two Flexcon WR240R pressure tanks each tank has a volume of 81 gallons.

This well is also a flowing artesian causing positive pressure in the well which causes water to flow out of the well when it is not in use.

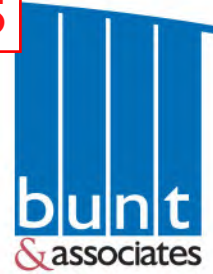
The well was pumped at 12 gpm for 30 minutes. The water level was drawn down to 68 feet. At this point the well was keeping a consistent static level with a pump rate of 12 GPM. This well during this time of year produces a minimum of 12 gallons per minute.

Garden well. This well is located with its own pump house and power supply. The pressure tank was installed May 11th 2018. The control box and pump tec pump protector are more than 20 years old and the pump is from the same time period. The motor is a 1 H.P Franklin with a 5 GPM pump end. The well was pumped for 25 minutes, this resulted in the static level being drawn from 27 feet to 152 feet. The well was monitored as it recovered and was recovering at a rate of 4 GPM.

Barn house and Pan abode well. The pressure tanks and pump controller were replaced in 2019. The pressure tanks are two Flexcon WR240R tanks and the controller is a Franklin 2 H.P unit. The well was pumped at a rate of 15 GPM for 20 minutes. The static level was 21 feet. After the well was pumped for 20 minutes the static level was drawn down to 29 feet and held stable at this depth. This well has a high recovery rate and is greater than 15 GPM.

Please note that well flow rates are subject to environmental changes and commonly produce different flow rates throughout the year.

Thank you for choosing Holman Plumbing and Water Treatment Ltd.



MEMO

DATE: February 26, 2026
PROJECT NO: 08-26-0002
PROJECT: **Salt Spring Island Musgrave Farm**
SUBJECT: **Transportation Impact Memo**

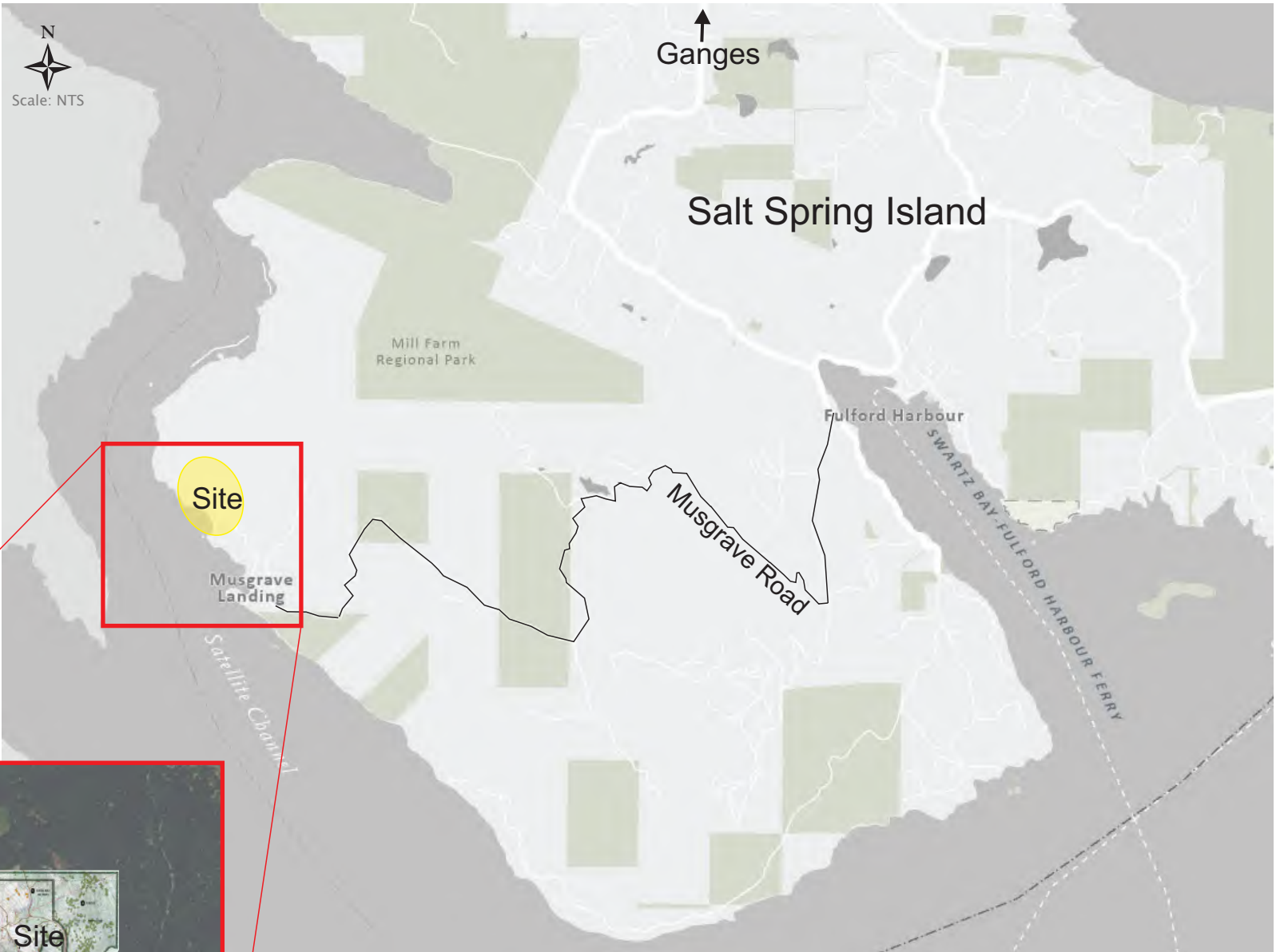
TO: Elizabeth FitzZaland
Island Village Builders

PREPARED BY: Jason Potter, MSC, PTP
REVIEWED BY: Yulia Liem, P.Eng. PTOE
APPROVED BY: Yulia Liem, P.Eng. PTOE

Bunt & Associates Engineering was retained by Island Village Builders to provide a Transportation Impact Memo for the proposed rezoning of Musgrave Farm on Salt Spring Island, BC. The Musgrave Farm is currently a four-lot parcel of land, with each lot approximately five acres in size. The development plan results in the rezoning of the existing land parcels to allow for the development of a private Retreat Centre facility. Once rezoned, the site is intended to be a place of retreat for invited guests, it will not be open to the public or have commercial retail components.

The site location is illustrated on **Exhibit 1**. Musgrave Farm is located at the northern terminus of Smith Road, to the north of Musgrave Landing. **Exhibit 2** illustrates the proposed rezoning plan.

The Islands Trust asked for a Transportation Impact Assessment (TIA) report to evaluate the impact of the proposed rezoning on the adjacent transportation network. A TIA report typically uses traffic modeling software to evaluate a development's incremental impact to the adjacent road network operations in regard to road capacity or vehicle delay at nearby intersections. A common threshold for a TIA report to include traffic modeling is often 100 two-way vehicle trips generated by the proposed development during the development's peak hour. The subject rezoning is anticipated to generate significantly fewer vehicle trips and correspondingly is not anticipated to impact the adjacent road network in regard to road capacity or intersection operations. As such, the following Transportation Impact Memo does not include traffic modeling but rather describes and quantifies the anticipated impact of the proposed rezoning and provides an assessment of impact based on the anticipated increased vehicle trips associated with the proposed rezoning.



Ganges

Salt Spring Island

Mill Farm Regional Park

Fulford Harbour

Musgrave Road

SWARTZ BAY-FULFORD HARBOUR FERRY

Satellite Channel

Site

Musgrave Landing

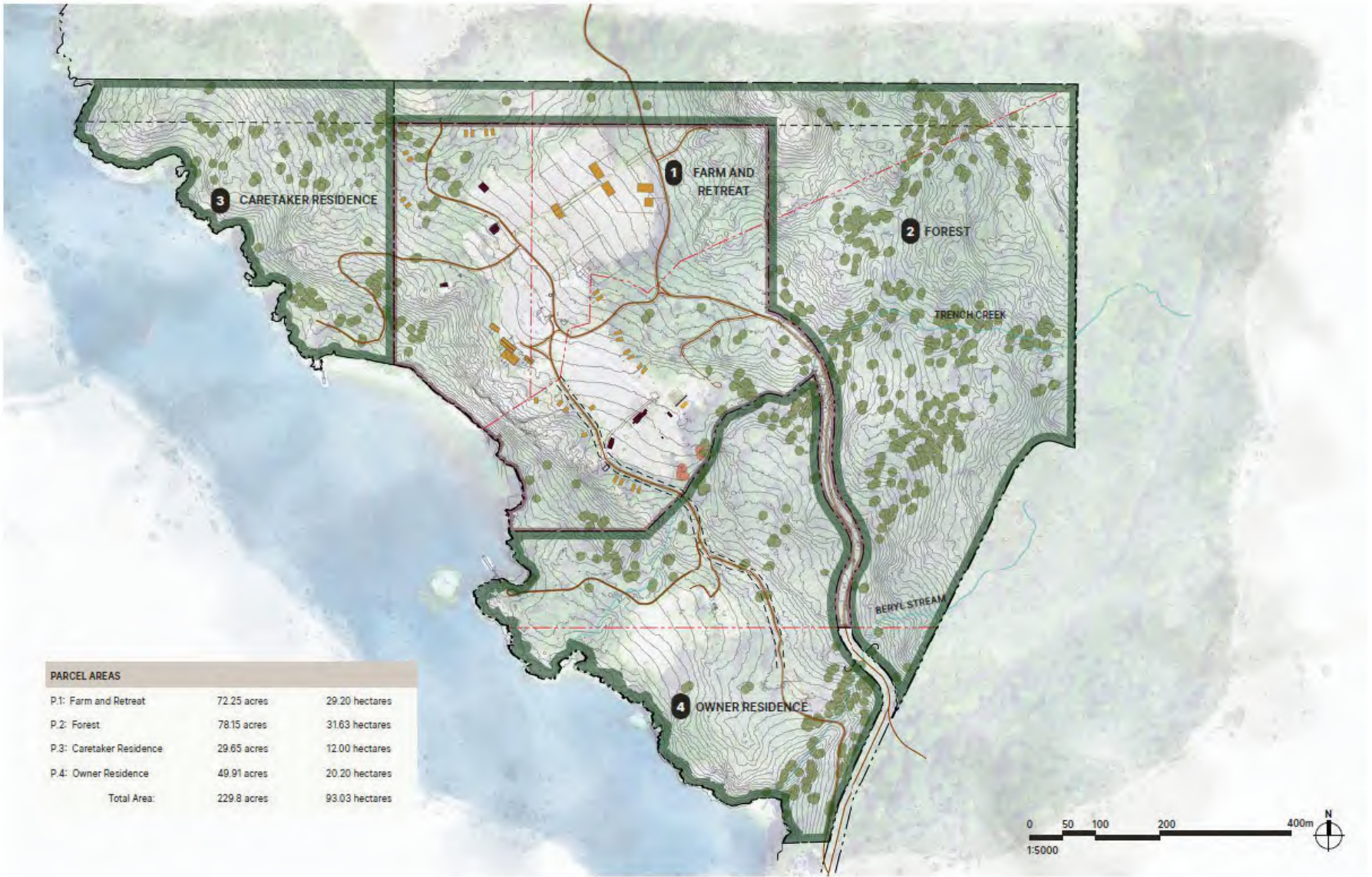


Exhibit 1 Site Location

Musgrave Farm Salt Spring Island Transportation Review
08-26-002 February 2026



Musgrave Farm and Retreat | Overall Site Plan



PARCEL AREAS		
P.1: Farm and Retreat	72.25 acres	29.20 hectares
P.2: Forest	78.15 acres	31.63 hectares
P.3: Caretaker Residence	29.65 acres	12.00 hectares
P.4: Owner Residence	49.91 acres	20.20 hectares
Total Area:	229.8 acres	93.03 hectares

Exhibit 2
Rezoning Plan

SITE ACCESS

The proposed rezoning site is north of Musgrave Landing which is located along Salt Spring Island's southwest coast. The site has vehicle access via Musgrave Road. Musgrave Road is approximately 14 km in length; it is mostly unpaved with an approximate 3km length section of paved surface. It is generally a narrow roadway with low vehicle volumes and low travel speeds due to its difficult terrain. During wet periods, the road can be difficult to navigate due to rough and muddy sections of road. Musgrave Road is the primary road access for a few dozen titled properties along its route and at its Musgrave Landing terminus.

Musgrave Landing as well as Musgrave Farm also have boat/ water access which is in fact anticipated to be the primary access route to and from Musgrave Farm for future visitors.

PROPOSED REZONING TRANSPORTATION IMPACT

The Retreat Centre will invite guests who will be provided accommodations and meals free of charge on a scholarship basis funded through a non-profit model. The Centre will eventually host up to a maximum of 20 guests. The Centre will be run from May through to September or October each year. Guests will largely arrive via a small private boat operated by the Retreat Centre from Vancouver Island and its Victoria Airport.

Preliminary staffing plans for the Retreat Centre and farm assume:

- One Caretaker or Caretaker couple who will manage the farm, structures and ground, and live year-round on an adjacent land parcel in Musgrave Landing,
- One Director who will manage the programmatic aspects of the centre year-round and live at the centre seasonally,
- One Financial and Logistics Manager who will likely work remotely, and
- Four to eight seasonal employees who will live in farm worker and staff housing at the centre.

Of these approximate 12 staff members, none are expected to have a daily commute to the site using Musgrave Road. Supplies and guests are anticipated to access the site by boat from Vancouver Island. Guests will not have vehicles but rather will be transported to the site by private transportation on Vancouver Island then a boat to the existing on-site boat dock.

Trips using Musgrave Road are anticipated to be limited to infrequent supply top-ups that require a visit into Ganges or other commercial areas of Salt Spring Island. These site related vehicle trips are estimated to be in the magnitude of 5-10 total two-way vehicle trips per day. This magnitude of vehicle traffic is considered negligible on roadway operations and road capacity. Existing road maintenance issues pertaining to the overall condition of Musgrave Road are not anticipated to be significantly exacerbated by

the proposed rezoning. Maintenance issues should continue to be addressed as currently conducted by road authorities.

SUMMARY

The proposed rezoning of Musgrave Farm properties to accommodate the proposed Retreat Centre is not anticipated to impact the adjacent road network, as such no transportation related mitigation measures are recommended to support the proposed rezoning.

ARCHAEOLOGICAL OVERVIEW ASSESSMENT AND PRELIMINARY ARCHAEOLOGICAL FIELD RECONNAISSANCE STUDY OF MUSGRAVE FARM'S PROPOSED FOREST CONSERVATION COVENANT, SALT SPRING ISLAND, BRITISH COLUMBIA

On behalf of private property owner David Menschel and project environmental planner Briony Penn, I describe in this letter report the results of archaeological overview assessment (AOA) and preliminary archaeological field reconnaissance (PAFR) study of a proposed 35 hectare (88 acre) forest covenant area at Musgrave Farm, 230 Smith Road, Salt Spring Island, B.C. [Part SW ¼, Section 48, Cowichan District, South Salt Spring Island, except Parcel A DD681671, PID 008-943-281; Parcel A, SE ¼, Section 47, Cowichan District, South Salt Spring Island, except Plan VIP30128, DD681671 Managed Forest MF00000582, PID 008-943-486; Part N ½ Section 46, Cowichan District, South Salt Spring Island, except Plan 3315 and PL 30128, PID 008-943-915; and Lot 3, Section 47, EPP115059, Cowichan District South Salt Spring Island, PID 031-640-923] (Figure 1 and 2).

1.0 Project Location, Background History, Proposed Development and Schedule

Musgrave Farm is presently a large, 90 hectare (224 acre) historic agricultural property and private waterfront estate located north of Musgrave Landing on western Salt Spring Island, B.C. In the 1870s, English settlers Philip Pimbury (1827-1885) and his brothers pre-empted these lands for a sheep ranch, known for their Suffolk breed, which they expanded over a decade to reportedly become “the largest flockmasters in the Vancouver district” (Kahn 1998: 95, 113; Victoria Daily Colonist 1885). In 1885, the Irish-born son of an aristocrat Edward Musgrave (1835-1911) emigrated to British Columbia and purchased the Pimbury Brothers' ranch with its herd of sheep and worked to expand the agricultural farm, its fields, orchards, livestock and game, including imported pheasants (Kahn 1998: 95, 113-114; Victoria Daily Standard 1885; Victoria Daily Times 1885; Vancouver Daily News Advertiser 1906). While Musgrave christened his estate with the anglicised Irish place-name “Launagour”¹ (Vancouver Daily World 1889), the farm, its wharf and other local geographic landmarks would lastingly become named after Musgrave himself (GeoBC Branch 2024). Around the turn-of-the-century, Musgrave Farm was sold to English brothers Edward Trench (1881-1961) and Clive Trench (1884-1964), who in 1912 built a white, two-storey Edwardian-style manor house set back from the cliffs overlooking Sansum Narrows, where it continues to stand today (Kahn 1998:114; BC Assessment 2024; Sothebys 2021). Since 1938, Musgrave Farm has been owned by the Kellogg family, who for over 80 years have carefully stewarded their 500 acres of land as a private retreat from their permanent home residences in the U.S.A. (Vancouver Province 1938; Kahn 1998: 234).

¹ Launagour was a recognized place-name on Salt Spring Island until the turn of the 20th Century (BC Voters List 1900). There is an Irish placename “Launageeraun/*Lana’na gCaoran*”, Inishmore on the west coast of Ireland (Ireland Place Names Branch 2024). *gCaoran* (or *caora*) in Irish Gaelic refers to “*sheep*”.

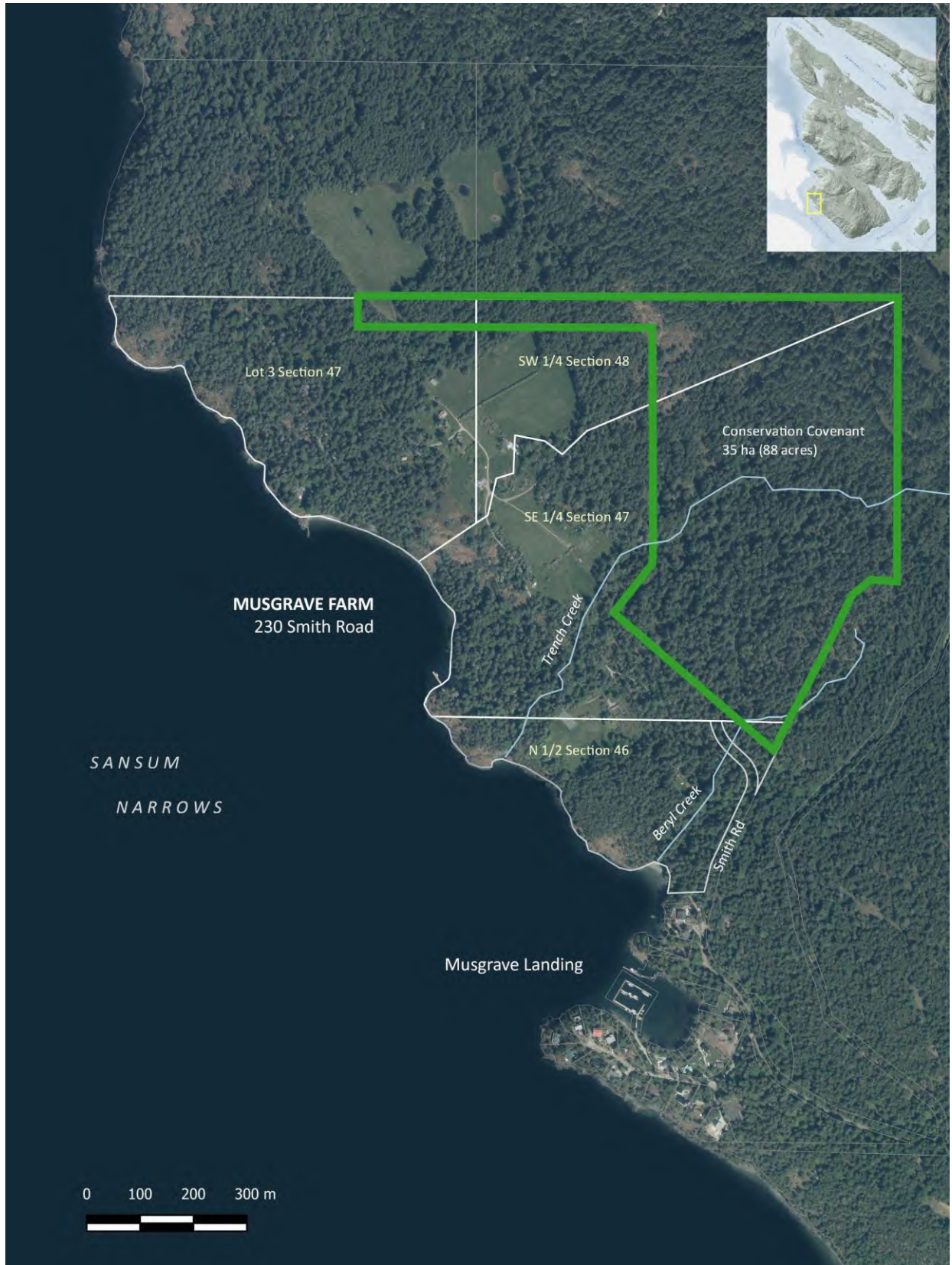


Figure 1 Map of Musgrave Farm property and proposed 35 hectare (88 acre) conservation covenant area, western Salt Spring Island, B.C. (Scale 1: 10,000).

In 2022, the Kellogg family sold 224 acres of their private estate on western Salt Spring Island as a package of four land titles that comprise the historic Musgrave Farm property. The real estate agency specifically expressed the family's interests in preservation and stewardship of the property: "The current owners seek a buyer intent on operating as a custodian of the land, conserving its natural and historic character" (Sothebys 2021). The agreement comprised the sale of over two kilometers of waterfront property overlooking Sansum Narrows presenting numerous built features and amenities, including eight residences, its barns, workshops and outbuildings, two marine docks, a tennis court, private road, extensive fields, orchards, gardens and managed forest lands and fresh-water creeks (Sothebys 2021). All four properties are presently zoned for rural land use and represent farmland outside of the provincial Agricultural Land Reserve (Salt Spring Island Official Community Plan 2008: Map 4, Map 27).

The new property owners, David Menschel and his wife Nina Amstutz, envision creating a private 28 hectare (69 acre) retreat on a portion of the Musgrave Farm property for defence lawyers and other practitioners in the legal profession. The private retreat institution would be independently owned and operated by a non-profit charitable organization (David Menschel, pers. comm, June 3rd, 2024).

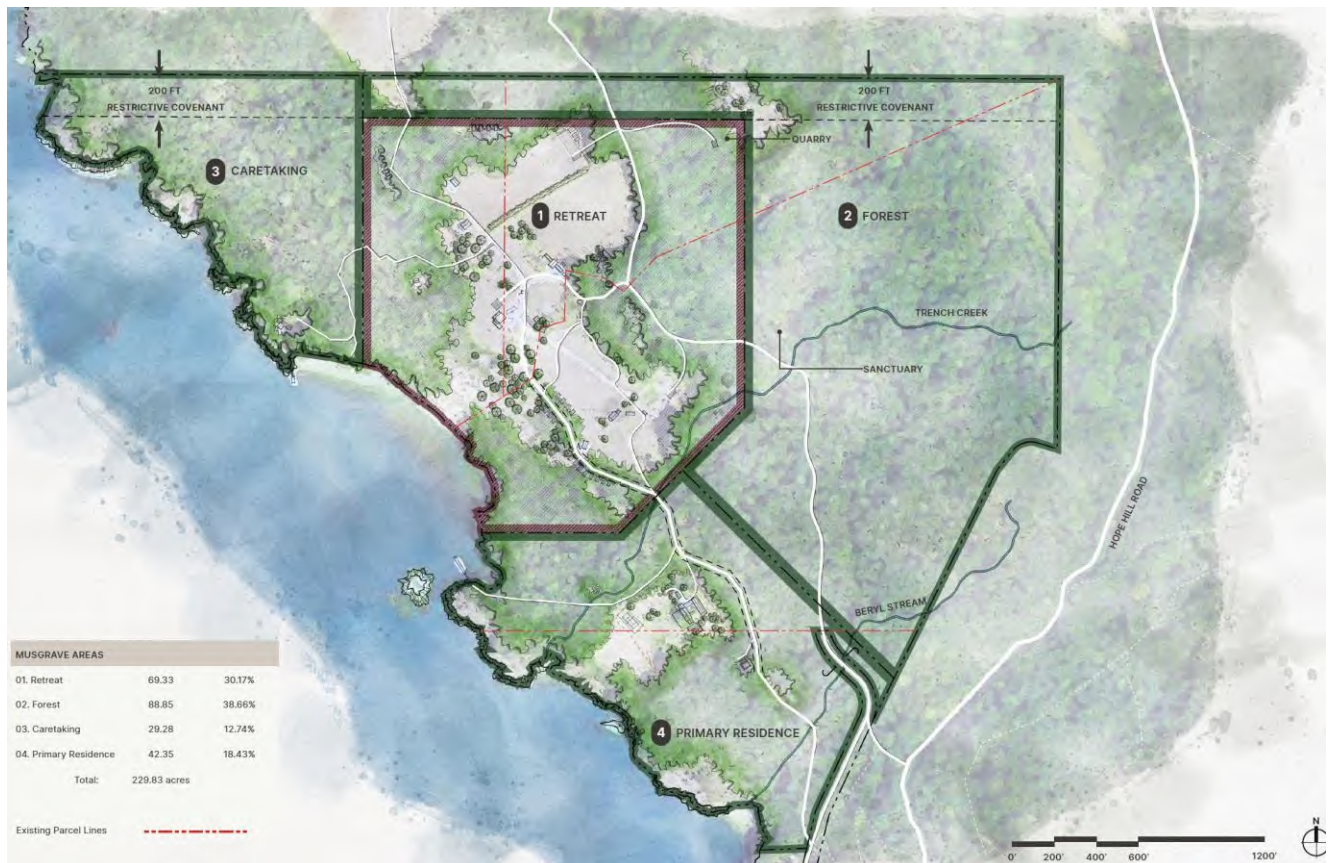


Figure 2 Map of the proposed private retreat (Section 1 Retreat) and conservation covenant (Section 2 Forest) and other proposed rezoning and subdivision areas at the Musgrave Farm property, Salt Spring Island, B.C. Map by Tara Martin, 2024.

As part of this vision, the existing boundaries of the four land parcels are proposed to be redesigned and rezoned to better reflect current rural and proposed institutional land uses, while ensuring the preservation of the private estate's natural and historic character. Significantly, a conservation covenant is planned to be registered on land title over a 35 hectare (88 acre) area of managed forest lands encompassing the eastern section of the Musgrave Farm property. The purpose of this conservation covenant is to provide long-term protection for the preservation of the old-growth Douglas fir forest environment (Briony Penn, pers.comm, May 20, 2024). At present, the proposed conservation covenant area spans across all four land titles at Musgrave Farm, but it is proposed to be redrawn as a single independent parcel. A registered covenant under s.219 of the provincial *Land Title Act, R.S.B.C. 1996, Chapter 250* will be held in trust by the property owners in cooperation with a non-profit land conservancy or government agency. The property owners will retain private ownership of the remaining two sections of the Musgrave Farm property, where the boundary lines are proposed to be redrawn and subdivided for use as a main residence and caretaker's residence (Figure 3).

At the request of Briony Penn, PhD, project environmental planner, the purpose of this archaeological overview assessment (AOA) and preliminary archaeological field reconnaissance (PAFR) study is to review background archaeological data and to identify the potential for recorded and unrecorded archaeological heritage site locations in the proposed conservation covenant area and make recommendations whether there may be a need for additional heritage inspection, assessment or other heritage conservation measures under a provincial heritage permit, in respect of the provincial *Heritage Conservation Act, RSBC 1996, Chapter 187*, as presently regulated by the Archaeology Branch, Ministry of Forests (FOR).

First Nations who assert indigenous title and rights to this specific area of western Salt Spring Island involve at least 12 different Central Coast Salish Hul'q'umi'num, Hunquminum and Sen'cōten-speaking communities in southwestern British Columbia. According to the BC First Nation Consultative Database (2024), these First Nations represent six Hul'q'umi'num-speaking communities based on eastern Vancouver Island and Gulf Islands and Lower Fraser River, including Cowichan Tribes, Halalt First Nation, Lyackson First Nation, Penelakut Tribe, Stz'minus First Nation and Ts'uubaa-asatx (Lake Cowichan) First Nation; the Hunquminum-speaking community of Tswwassen First Nation on the Lower Mainland; and five Sen'cōten-speaking communities based on eastern Vancouver Island, Gulf Islands and Lower Mainland, including Pauchaquin First Nation, Tsawout First Nation, Tsartlip First Nation, Tseycum First Nation, and Semiahmoo First Nation. The majority of these First Nation governments are currently negotiating or have negotiated a modern treaty settlement with British Columbia and Canada in the BC Treaty Process, while four Sencoten-speaking communities on Saanich Peninsula signed historical treaty settlements in the 19th Century and continue to assert title and rights in their traditional territories (BC Treaty Commission 2024).

2.0 Provincial Heritage Site Registry – Recorded Archaeological Site Information

In examination of the provincial Archaeology Branch's (2024) *Remote Access to Archaeological Data* (RAAD) website and copies of original provincial archaeological site forms and maps retrieved from the the collections of the Archaeology Branch office and Royal BC Museum, Victoria, I identify that no recorded archaeological heritage site locations have been previously documented in the vicinity of the proposed conservation covenant area at the Musgrave Farm property (Figure 3).

Figure 3 Provincial Archaeological Overview Assessment Map of Musgrave Farm property, western Salt Spring Island, B.C. (1: 17,000). *Remote Access to Archaeological Data* Website (RAAD), Archaeology Branch, Ministry of Forests, accessed May 20, 2024. Recorded archaeological site locations on the shoreline are highlighted in red with striped 50m buffer zones, and high-statistical potential site areas marked in tan orange.

Three coastal archaeological site locations, DeRv-045, DeRv-046 and DeRv-047, have been previously recorded by provincial archaeologists in 1974 along the shoreline of the present Musgrave Farm property during the regional Gulf Island Archaeological Survey (Cassidy and Seymour 1974; Cassidy et al. 1974).

On February 8th, 1974, provincial archaeologists Brian Seymour and Stephen Cassidy documented these three ancient site locations as a nearly continuous series of archaeological shell deposits, or stratified layers of marine shells, faunal remains, artifacts, domestic features and other accumulated cultural materials, that represent past coastal settlement activity along the western shoreline of Sansum Narrows. These site locations ranged from large, deep archaeological settlement deposits at DeRv-045 and DeRv-046 on opposite ends of the large bay with its sand beaches, to more shallow, dispersed shell deposits along the steep, southern shoreline at DeRv-047 between Trench Creek and Beryl Creek. In particular, the provincial archaeologists commented about DeRv-045 located on the north side of the bay, "site is quite large and deep and would seem to be fairly important". Based on surface survey methods, the provincial archaeologists estimated the inland width of these three coastal archaeological sites to only narrowly extend between 15m to 20m from the present shoreline. Notably, the 1974 provincial survey did not involve systematic subsurface shovel testing to comprehensively identify and record buried or low visibility site locations along the shoreline or to accurately define the extent of archaeological site boundaries.

The provincial archaeologist's assessed the preservation of these coastal sites in 1974 as "fairly good" to "good" condition. Residential construction of a house, ground levelling for a driveway, and a bulldozer cut on the beach were reported to have caused previous physical ground disturbance and negative impacts at DeRv-045, while wharf building, road construction and the installation of a cement swimming pool were indicated to have affected the preservation of the DeRv-046 site. Natural shoreline erosion was not considered a major threat for these sites at that time, except for the northern section of DeRv-046. Since 1974, these three recorded coastal archaeological sites at Musgrave Farm have not been revisited and there have been no further updates to provincial site forms and maps that report their condition over the past fifty years.

In review of provincial museum records and reported private collections (e.g. Hill 1971), no artifacts are catalogued in association with these three recorded sites at Musgrave Farm at the Royal BC Museum, Victoria. It is presently unknown, if previous property owners, staff, visitors or other persons may have previously discovered and collected archaeological artifacts at the Musgrave Farm property over the past century and a half.

In summary, our present archaeological knowledge of the Musgrave Farm property is based on a brief shoreline reconnaissance by provincial archaeologists in 1974, when they recorded three coastal archaeological settlements, including DeRv-045, DeRv-046 or DeRv-047. Over the past fifty years, no further site surveys, test excavations or collected artifacts are known to have been further documented in association with these recorded coastal archaeological sites. There presently exists an absence of accurate updated information concerning these sites' dimensions, condition or antiquity to help understand these ancient sites within their broader regional historical context or inform stewardship interests in long-term heritage site conservation and management.

In review of the provincial *Archaeological Overview Assessment* model for southeastern Vancouver Island and Southern Gulf Islands available on the Archaeology Branch's RAAD website, I observe there appears few areas of high-statistical potential that may indicate the presence of unrecorded inland archaeological site locations in the vicinity of the proposed conservation covenant area at the Musgrave Farm property (Figure 3). A large area of high-statistical potential, a rhomboid-shaped area measuring approximately 115m (N-S) by 45m (E-W), is located in association with a prominent rocky knoll, known as "Mountain Lion Hill" on the north boundary of Part SW 1/4, Section 48 [PID 008-943-281]. Three smaller areas of high potential are located further west within an existing restrictive covenant along the northern property boundary. Otherwise, I caution there is a problematic absence of high statistical potential illustrated by the Archaeology Branch's AOA predictive model for the inland landscape at the Musgrave Farm property, including the proposed 35-hectare forest covenant area. In my opinion, the absence of high archaeological potential locations for such a large acreage on Salt Spring Island, despite the presence of extensive flat terrain and several large fresh-water creeks, may possibly be an error in the predictive model. Such an oversight may result from the comparatively low sample size of recorded inland sites known in the region, as well as the lack of available GIS mapping data regarding non-fish bearing streams used in the development of the predictive model. It is also known that the Archaeology Branch's AOA regional model does not take into account the potential presence of culturally-modified tree (CMTs) features, which unfortunately have rarely preserved given the scale of past forestry in the region and remain infrequently recorded as a site type on eastern Vancouver Island and the Southern Gulf Islands.

Recently, Chris Arnett (2023) is reported completed a non-permit preliminary archaeological field reconnaissance study period at Musgrave Farm for the new property owners related to various proposed inland land developments, including the development of a rock quarry, the construction of a new private road, the potential demolition of the historic Trench House, and the creation of a new private retreat residence. The preliminary survey directed over a one-day period did not report visually identifying any unrecorded archaeological sites or materials based on the surface inspection of ground exposures at these various development locations at Musgrave Farm. The letter report recommended no further archaeological heritage inspection or heritage assessment work under a provincial heritage permit from the Archaeology Branch would be necessary to regulate private land development at Musgrave Farm.

Nevertheless, Musgrave Farm contrasts to many other historical settler farm properties on Salt Spring Island, where numerous large inland archaeological sites and artifacts have been discovered in cleared farm fields over the generations, which have often been reported by property owners to the provincial museum or archaeologists during past survey work. The historical working farm at Ruckle Provincial Park on Salt Spring Island, for example, is documented as a very large archaeological site, DeRu-024, which encompasses the majority of cultivated farmland in the valley (Cassidy and Seymour 1974; Hill 1971). In review of background archaeological information, I caution that the majority of the interior landscape at the Musgrave Farm property has never been subject to permitted archaeological inspection or programs of subsurface testing, which may

partly explain the absence of any recorded inland archaeological sites, and consequently, lack of opportunities to regulate private land development by the provincial Archaeology Branch.

Lastly, in review of the provincial Archaeology Branch's (2024) RAAD website and the Heritage Branch's (2024) provincial BC Register of Historic Places website and local Salt Spring Island heritage site registry, I note there is presently no recorded historical sites or official registered heritage sites registered in association with the historical settlement at Musgrave Farm. Established in the 1870s, the historical farmstead represents the earliest colonial settlement on the remote western side of Salt Spring Island (Kahn 1998: 93). While there is presently little information known about the original houses, barns, wharfs and buildings associated with the Pimbury and Musgrave farms, there are a several early to mid 20th Century residences and architectural buildings that remain standing today, particularly the 1912 Trench House, as well as heritage trees, gardens and agricultural fields that have been preserved from the estates of the Trench and Kellogg families, which may deserve further historical research, documentation and official heritage site recognition.

3.0 RESULTS OF A PRELIMINARY ARCHAEOLOGICAL FIELD RECONNAISSANCE

Over a four day period in June 2024, I directed the preliminary archaeological field reconnaissance of the 35 hectare (88 acre) conservation covenant area at the Musgrave Farm property. I was accompanied during fieldwork between June 4-6th, 2024, by archaeological field assistants and hereditary grave diggers, Shaun Canute and Irvin Canute, Cowichan Tribes, and on June 25th, 2024, by Adrian Underwood, Tsawout First Nation. The purpose of this preliminary field reconnaissance involved the visual inspection of the project area to inventory any unrecorded archaeological or historical heritage sites, and to assess the potential for additional unrecorded sites prior to establishment of the conservation covenant for future planning and heritage conservation purposes.

Survey methods involved a systematic visual inspection of the project area using closely-spaced traverses. A thorough coverage of the proposed 35 hectare conservation covenant was able to be completed during fieldwork using 12 transects, spaced approximately 50m apart, oriented in an east-west orientation cross-cutting the forested landscape and topography along the eastern side of the Musgrave Farm property. During our reconnaissance, we carefully inspected the ground surface for any exposed archaeological deposits, features, or indications of surface or subsurface archaeological or historical materials, which may be observable from the effects of soil erosion, tree falls, past land development or other physical ground disturbance. The survey specifically examined each high statistical archaeological potential area identified on the provincial Archaeology Branch's RAAD *Archaeological Overview Assessment* model to inspect and assess for the presence of unrecorded archaeological sites (Figure 3).

3.1 Conservation Covenant Project Area (35 ha)

The proposed forest conservation covenant area at Musgrave Farm is located on the eastern side of the property west of Hope Hill Road (Figure 1, 2 and 4). The project area measures approximately 850m in length (N-S) by a minimum 450m (E-W) width. Along the northern boundary, the proposed conservation covenant further follows the path of a restrictive covenant was previously established prior to the recent sale of the Musgrave Farm property. The northern, eastern and southern boundary of the Musgrave Farm property has been well-marked by a recent professional land survey by Polaris Survey Ltd., who surveyed and marked the property line with closely-spaced wooden stakes. The western boundary of the proposed conservation covenant is presently unsurveyed and not physically marked. According to CRD contour data, the proposed conservation covenant's terrain ranges in elevation from 60m to 150m ASL and extends between 350m to over a kilometer distance from the shoreline (Figure 2 and 4).

The Musgrave Farm property uniquely preserves one of the last intact old-growth Douglas-fir forest environments remaining on Salt Spring Island. The succession of farmstead owners and private estates over the past century and a half acted to protect these forest lands on the lower slopes of Mount Bruce and Mount Sullivan, while surrounding private forest lands have been repeatedly logged. This legacy of forest stewardship at Musgrave Farm has preserved numerous old-growth trees and their surrounding forested environment nearly untouched by past land development.



Figure 4 Waterfall and grove of old growth Western red cedar and Douglas-fir trees along Trench Creek within proposed conservation covenant area at Musgrave Farm, looking east, June 3rd, 2024.

Figure 5 Map of Forest Conservation Covenant, Musgrave Farm, Salt Spring Island, B.C. (1:5,000) and location of two previously unrecorded old-growth Douglas-fir CMT features (DeRv-Temp. No. CMT 1 and 2).



Figure 6 Old growth Douglas-fir forest with open understory of moss and shallow soils along rocky hillside terrain along eastern boundary of the proposed conservation covenant at Musgrave Farm, looking east, June 3rd, 2024.



Figure 7 View from atop Mountain Lion Hill on northern boundary of Musgrave Farm, looking west toward Sansum Narrows and Cowichan Valley, June 3rd, 2024.

Trench Creek is a major fresh-water stream that runs through the centre of the Musgrave Farm property and the proposed conservation covenant area where past property owners have protected its old-growth forests and monumental Western red cedar and Douglas-fir trees. The creek valley is a gentle rise from the shoreline with several wide, flat terraces and small waterfalls. The forests north of Trench Creek exhibited numerous old-growth Douglas-fir trees with a clear open understory of moss and low shrubs. The forest landscape surprisingly presented no past historical forestry activity, such as cut stumps, felled logs or logging roads, or any other evidence of past human disturbance. Two small wetland swamps are present in the northeast corner of the Musgrave Farm property, which together drain into Trench Creek as a tributary stream. To the south of Trench Creek, the forest environment comparatively exhibited fewer old-growth trees and often a dense understory of salal. In this southeastern area, there is some evidence of past selective timber harvesting at Musgrave Farm as observed by the occasional presence of historically hand-sawn old-growth tree stumps.

In general, the old-growth forests with their open understory and shallow topsoils provided excellent natural soil exposures throughout the project area. Naturally-exposed surficial soils consisted of dark brown (10YR 2/2) sandy loams atop of dark yellowish brown (10YR3/4) silty sands. The hummocky rocky hillside terrain presented numerous metamorphic bedrock outcrops, but few cliff faces, rock overhangs, boulders or crevices. Notably, Mountain Lion Hill on the northern boundary of the Musgrave Farm property is a rocky outcrop of metamorphic bedrock covered by moss and very shallow soils. Although this landscape feature was highlighted in the Archaeology Branch's regional predictive model as a potential area for unrecorded archaeological site locations (Figure 3), presumably for its steep topography and potential for rockshelter habitations and burial crevices, no such topographic features or unrecorded sites were observed during the survey fieldwork.

3.1.1 Douglas-fir Culturally-Modified Trees (Temp Borden No. DeRv-CMT₁ and CMT₂)

In result, two historical culturally-modified trees (CMT), representing bark-stripped plank scar features on very large old-growth coastal Douglas-firs, were identified in the vicinity of Trench Creek on the western boundary of the conservation covenant area, respectively, 435m and 390m inland from the shoreline (Figure 5). These two CMT features are located on either side of Trench Creek within a 45m distance. Both CMT features clearly exhibit tool cut marks from a small hatchet or possibly adze on their upper scar faces. CMT Feature 1, in particular, is unique for exhibiting a multitude of 8 bark-stripped plank scars that completely cover the circumference of the old-growth Douglas-fir tree. In my professional opinion, both old-growth CMT features exhibit pre-contact harvesting practices and likely pre-date 1846 A.D.. For this reason, I have documented these two CMT features with the provincial Archaeology Branch as one recorded archaeological site for protection under the provincial *Heritage Conservation Act, R.S.B.C. 1996, Chapter 187*.



Figure 8 CMT 1 Old-growth Douglas-fir tree with multiple bark-stripped plank scars located on south side of Trench Creek. Irvin Canute, Cowichan Tribes, looking east, June 5th, 2024.



Figure 9 CMT 1 Close-up detail of tool marks from small hatchet or adze on upper face of bark-stripped plank scars (Scar Features 1 and 2) looking east, June 5th, 2024.



Figure 10 CMT 2 Old-growth Douglas-fir tree with single bark-stripped plank scar located on north side of Trench Creek, looking east, June 25th, 2024.

In summary of results, two culturally-modified tree (CMT) features were identified during fieldwork for the preliminary field reconnaissance of the proposed conservation covenant at the Musgrave Farm property. Despite the presence of numerous old growth trees, including both Western red cedar and Douglas-firs, no other CMT features were observed in the project area. Further, notwithstanding the covenant project area being located within a pristine forested inland landscape, we did not identify any other inland archaeological or historical sites, features or materials in the proposed conservation covenant area.

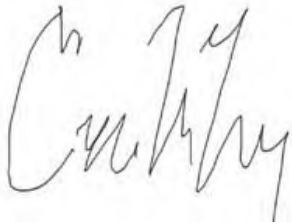
4.0 RECOMMENDATIONS FOR HERITAGE CONSERVATION

I present the following heritage conservation recommendations for the consideration of the property owners and planners at Musgrave Farm, in respect of the provincial *Heritage Conservation Act, R.S.B.C, Chapter 187*:

- 1) Based on the results of the preliminary archaeological field reconnaissance study, I recommend that no further archaeological inspection or assessment under a provincial heritage permit is required to proceed prior to the establishment of the conservation covenant at Musgrave Farm;

- 2) Based on currently available information, the location of the CMT2 feature is situated outside the western boundary of the proposed conservation covenant at Musgrave Farm. For this reason, I recommend the property owners and planners consider extending the boundary of the covenant to the north side of Trench Creek to help protect this old-growth Douglas-fir tree and CMT feature.
- 3) Finally, in the development of language for the covenant, I recommend the property owners and planners consider including archaeological research as an allowable future activity to take place within the conservation covenant area, where needed, with a provincial heritage permit, for purposes of scientific research, heritage management and public education in collaboration with local First Nations.

Respectfully,



Eric McLay, M.A., Archaeologist

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Musgrave Farm and Retreat Centre **Rezoning Application**

August 2025

Submitted by: David Menschel and Nina Amstutz, 230 Smith Road, Salt Spring Island BC

>> Forms

- Islands Trust Land Use Application Forms
- BC Contaminated Sites Disclosure Form

>> Existing + Proposed Land Uses

1. Historical and Current Land Uses
2. Proposed Land Use Changes

>> Attachments

- A. Existing and Proposed Parcels (Polaris Land Surveying, July 2025)
- B. Overall Site, Lot 1 Site Plans and Retreat Centre Visualizations (Olson Kundig, July 2025)
- C. Retreat Centre Description (D. Menschel, July 2025)
- D. Applicant Analysis of OCP Conformance (Village Builders, April 2025)

Existing and Proposed Land Uses

1. Historical and Current Land Uses

Musgrave Farm is a 93.03-hectare (229.8-acre) property located on the southwest side of Salt Spring Island just north of Musgrave Landing. The farm fronts onto Sansum Narrows across from Separation Point and Cowichan Bay. The property is spectacularly beautiful. The terrain is varied and there are distinct areas and ecosystems including second and old growth coniferous forest, coastal Garry oak groves, a rocky shoreline and beaches and flat, cleared areas that have been farmed for generations. Several residences and farm structures associated with the historic farm and families who stewarded the land over the past century are peppered around the property.



The land is also intrinsically connected to local Coast Salish Peoples. Its location along an important and busy waterway means that many First Nations have longstanding and significant relationships with the shoreline and forest. This is evident by the documented archeological sites near the water, recently identified Cultural Modified Trees just upland from the shore and through stories that have been passed down through generations.



1.1 Current Parcel Configuration and Subdivision Application

The property is divided into 4 parcels but has been held under single ownership for decades and managed as a single landholding. As is often the case with historic farms developed before local bylaws were in place, there are inconsistencies between the number and siting of buildings with contemporary land use regulations. Whatever logic there may once have been for the parcel configuration has been lost with time and now poses challenges to future planning and stewardship.

*A related subdivision application has been submitted to seek a reconfiguration of lot lines to meet setback and access requirements and support the land uses sought through this rezoning application. >>Please also see **Attachment A: Existing and Proposed Parcels (Polaris Land Surveying, July 2025)***

1.2 Current Land Uses by Parcel

A breakdown of the lot sizes, zoning designation, current use and number of residences is summarized in **Table 1** on page 3. Below are brief descriptions of the current uses of each parcel.

“Central Parcel” 230 Smith Road

Area-Jurisdiction-Roll: 01-764-00174.300

PID: 008-943-486

Area: 46.61 ha/115.17 ac

Zoning: Rural

PARCEL A, PART SE1/4, SECTION 47, COWICHAN LAND DISTRICT, PORTION SOUTH SALT SPRING, EXCEPT PLAN VIP30128, DD68167I; & OF THE SW 1/4 OF SEC 48, MANAGED FOREST MF00000582

This parcel comprises the largest land area and the most diverse range of characteristics and uses of the property, stretching from the shoreline, across the farm and up into the forest. Two secondary dwellings and one of the primary historic farm residences – “Adler House” – and a variety of farm buildings are located on this parcel along with pastures, natural areas and a large coniferous forest (currently under a Managed Forest Agreement).

The farm has a long history of use for livestock and food production that petered over the past decade until the most recent change of ownership in 2022. The current owners are actively working to revitalize the farm and increase food production on the property; re-introducing livestock, perennial fruit plants and a vegetable garden, caring for the historic orchard, removing invasive species and selectively repairing farm structures and equipment.

Table 1: Musgrave Farm and Retreat Centre Existing Land Uses

Parcel	Land area Acres (ac) Hectares (ha)	Land Use Designation (Bylaw 355)	Principal Use(s)	# of Existing Detached Dwellings	# of Existing Secondary Dwellings	Max. Allowable Subdivision (Lots)	Development Capacity with Max. Allowable Subdivision
Central Parcel PID: 008-943-486	115.17 ac 46.61 ha	Rural (R)	Agriculture, Forestry + Rural Residential	1	2	23	23 detached dwellings 23 seasonal cottages
Northeast Parcel PID: 008-943-281	36.89 ac 14.94 ha	Rural (R)	Agriculture + Rural Residential	1	0	7	7 detached dwellings 7 seasonal cottages
South Parcel PID: 008-943-915	24.95 ac 10.1 ha	Rural Upland 1 (RU1)	Rural Residential	0	0	1	1 detached dwelling 1 seasonal cottages
Northwest Parcel PID: 031-640-923	52.82 ac 21.38 ha	Rural (R)	Agriculture + Rural Residential	1	2	10	10 detached dwellings 10 seasonal cottages
Total	93.03 ha 229.8 ac			3	4	41	41 detached dwellings 41 seasonal cottages

None of the dwellings are inhabited fulltime. One of the secondary dwellings is currently considered by the owners to be non-habitable and the other is sparsely used. The owners are currently renovating the “Adler House” and plan to use it as their personal residence once completed.

The shoreline area is in its natural state except for a boat dock and shed. There are no plans for further development along the shoreline. The owners engaged an archeologist to provide additional information on sites of significance along the shorelines and are committed to protecting these areas from future disturbance.

This parcel is accessed from Smith Road.

A restrictive easement runs along the northeast corner of the parcel to create a privacy buffer with the neighbouring property.

“Northeast Parcel” Hope Hill Road

Area-Jurisdiction-Roll: 01-764-00178.004

PID: 008-943-281

Area: 14.93 ha/36.89 ac

Zoning: Rural

PART SW1/4, SECTION 48, COWICHAN LAND DISTRICT, PORTION SOUTH SALT SPRING, EXCEPT PCL A (DD 68167I), MANAGED FOREST MF00000582

This parcel contains smaller portions of the forest and farm. Uses between this parcel and the Central Parcel are contiguous with the primary uses being agriculture and seasonal, rural residential. Forestry activities are currently permitted under a Managed Forest Agreement. There is one historic dwelling – “Smeeton House” – on the parcel which is not in residential use. Several farm buildings exist on this parcel and are used to support agricultural activities.

This parcel was historically accessed through parcels to the north and south, and has no formalized independent access.

A restrictive easement runs along the north of the parcel to create a privacy buffer with the neighbouring property.

“South Parcel”

Area-Jurisdiction-Roll: 01-764-00174.001

PID: 008-943-915

Area: 10.1 ha/24.95 ac

Zoning: Rural Upland

PART N1/2, SECTION 46, COWICHAN LAND DISTRICT, PORTION SOUTH SALT SPRING, EXCEPT PLAN 3315, & EXC PL 30128, MANAGED FOREST MF00000582

This is the smallest parcel of the property and currently has no dwellings or significant structures. The parcel is characterized by a dense conifer forest and rocky shoreline. The Rural Upland zoning allows for the development of a house and other structures.

This parcel is accessed from Smith Road which bisects the parcel.

“Northwest Parcel” Hope Hill Road

Area-Jurisdiction-Roll: 01-764-00178.003

PID: 031-640-923

Area: 21.38 ha/52.82 ac

Zoning: Rural

LOT 3, PLAN EPP115059, SECTION 47, COWICHAN LAND DISTRICT, PORTION SOUTH SALT SPRING, MANAGED FOREST MF00000582

This parcel also includes forest and farm uses contiguous with uses on the Central and Northeast parcels as well as a significant shoreline frontage. The parcel is mostly forested. Three dwellings exist on this parcel. The two smaller dwellings are used only sparsely. The larger dwelling is occupied fulltime by the caretakers who look after the entire property and are the only fulltime residents on Musgrave Farm.

The shoreline area is in its natural state except for a boat dock and shed. There are no plans for further development along the shoreline. As mentioned above, the owners engaged an archeologist to provide additional information on sites of significance along the shorelines and are committed to protecting these areas from future disturbance.

This is a water accessed parcel, although the pattern of single ownership of all parcels has allowed informal land access to Smith Road.

A restrictive easement runs along the north of the parcel to create a privacy buffer with the neighbouring property.

1.3 Adjacent/Neighbouring Land Uses

The property neighbours land designated Rural Upland to the north, east and south. These areas are characterized by forest, rural residences and another recreational family estate property that was under the same family ownership as Musgrave Farm for many decades until the farm was sold to the current owners in 2022.

The west boundary of the property is defined by the sea.

2. Proposed Land Use Changes

The owners purchased the property in 2022 with the vision of protecting the natural beauty and important ecosystems of the land while creating modest, compatible and meaningful ways for people to be on the land and feel the profound and positive benefits of connecting with nature. Their original vision included renovating the historic Adler House as their personal residence, restarting farm operations and creating a small, non-profit retreat. The retreat centre concept was born from the owners' professional careers and philanthropic work in justice and the arts, and their interest in creating a place in nature for social justice and environmental advocates, artists and writers to heal, recharge and be creative.

Since purchasing the property, the owners have made genuine and extensive efforts to learn more about the history, ecosystems and characteristics of the land and nearby communities. This has included engaging numerous professionals and knowledge holders to help them gather information and learn more about the farm, settler and First Nations histories, forest and shoreline ecology, creeks and hydrology, wildfire risk and prevention, planning and development contexts, etc.

Subject Matter Experts and Knowledge Keepers engaged since 2022:

- P. Andrew, neighbor, previous owner and seasonal resident dating back to the 1950s
- J. Argan, E. Gaunt and others (Cowichan Tribes), Elders, youth, and staff members
- C. Arnett, archaeologist and ethnohistorian
- BA Blackwell and Associates, forestry consultants with expertise in wildfire prevention and management
- S. Canute and I. Canute (Cowichan Tribes), cultural workers

- Chief C. Daniels (Sulsulxumaat), Cowichan Tribes
- G. Elliott, S. Smith Jr., E. Rogers, K. Blake, and J. Ohayon (WSÁNEĆ Leadership Council and WSÁNEĆ Lands Trust Society)
- E. FitzZaland (Village Builders), local planning consultant
- D. George (Sulsameethl), B. Thorne, M. Modeste and T. Joseph (Stqeeeye' Learning Society)
- D. Gooding (Gooding Hydrology), water research and environmental engineering
- D. Gunn, local design and planning consultant
- S. Hannon, biologist
- M. Hanneson, biologist
- Huock Resource Consultants, forestry and forest management experts
- J. Litke (Polaris Land Surveying), surveyor and subdivision consultant
- T. Martin (University of British Columbia), Professor of Forest and Conservation Sciences
- E. McLay, archaeologist
- D. O'Donnell, long-time resident with historic knowledge of Musgrave area; grandson of former caretakers
- K. Ovaska (Biolinx Environmental Research Ltd), biologist
- Olson Kundig, site planning and architectural consultant
- B. Penn (Penn & Associates), naturalist, writer, and educator
- K. Reimer, fisheries biologist and director of the Island Stream and Salmon Enhancement Society
- J. Shatford, biologist
- A. Underwood (Tsawout Nation), cultural worker



The owners have also reached out to neighbours and other community members to make friends, share information and deepen their understanding of their new home. Meaningfully, this has led to new relationships with members of the Tsawout First Nation, the WSÁNEĆ Leadership Council and Cowichan Tribes, some of whom have expressed interest in continuing to explore how their communities might connect with and use the land.

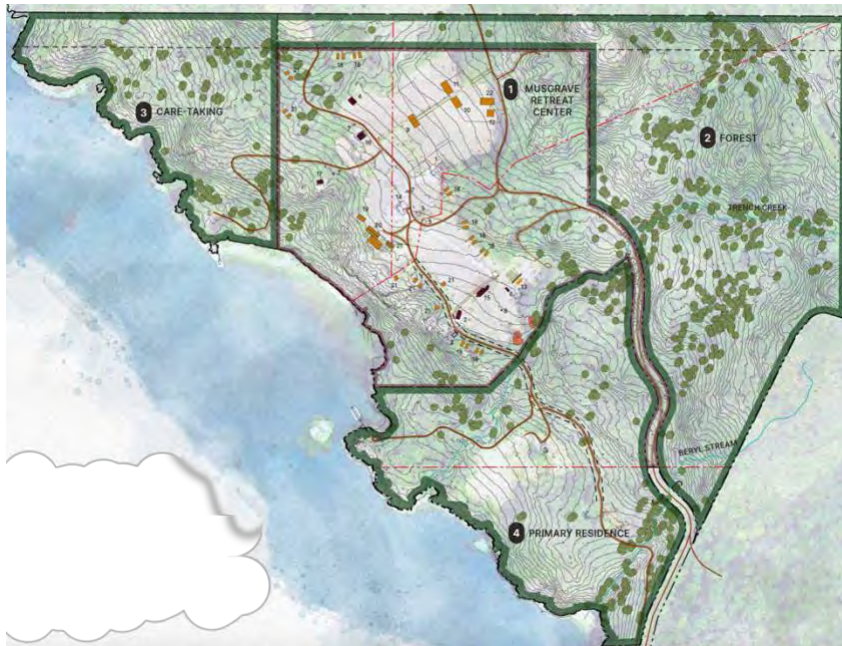
On May 17, 2025, the owners hosted a property walkabout, informal discussion and meal for neighbours and residents of Musgrave Landing to share details about the rezoning proposal and retreat centre vision. This was an opportunity for neighbours to learn and ask questions about the rezoning proposal as well as a chance for everyone to share stories about the land and discuss potential collaborations such as establishing a neighbourhood emergency response plan. More than 30 people attended.



Through all this learning, engagement and relationship building, the owners have evolved their understanding and vision of the modest, compatible and meaningful ways people have and could connect to this special part of the Island. This vision now includes environmental research and stewardship – especially as it pertains to sensitive old growth forest and shoreline ecosystems – and Indigenous activities such as hunting and gathering, land stewardship and ceremony.

2.1 Proposed Land Use Changes by Parcel

The four parcels are being holistically planned by the owners with thoughtfulness given to the long-term operational and ownership structure of the retreat centre, and its legal and logistical relationships with the adjoining parcels. The vision is for the farm and retreat centre to be the central activity hub with less intense uses including the few private residences and larger natural areas located outside the hub.



Much of the property will remain unchanged in terms of use and development. The most substantial zoning changes are related to allowing the new nonprofit retreat centre use and *downzoning* Lot 2 and Lot 4.

A breakdown of the proposed lot area, zoning designation, and number of residences by parcel is summarized in **Table 2** on page 10.

Table 2: Musgrave Farm and Retreat Centre Proposed Land Uses

Parcel	Land area Acres (ac) Hectares (ha)	Land Use Designation (Bylaw 355)	Principal Use(s)	# of Single Detached Dwellings	# of Seasonal Cottages (=< 56 sqm)	# of Seasonal Guest Accommodation*	Max. Allowable Subdivision (Lots)	Development Capacity with Max. Allowable Subdivision
Lot 1 Farm + Retreat Parcel	29.20 ha 72.15 ac	Rural Variation (R-x)	Agriculture, Non-Profit Retreat Centre	3	1	20	1	3 detached dwelling 1 seasonal cottage
Lot 2 Forest Parcel	31.63 ha 78.1 ac	Rural Upland 1 Variation (RU1-x)	Conservation, Passive Recreation	0	0	0	1	none
Lot 3 Caretaker Residence	12.00 ha 29.65 ac	Rural (R)	Rural Residential	1	1	0	6	6 detached dwelling 6 seasonal cottages
Lot 4 Owner Residence	20.20 ha 49.91 ac	Rural Upland 1 variation (RU1-x)	Rural Residential	1	1	0	1	1 detached dwelling 1 seasonal cottage
Total	93.03 ha 229.8 ac			5	3	20	9	10 detached dwellings 8 seasonal cottages 20 seasonal guest accommodations

**Includes 20 guest accommodation units without kitchens distributed between sleeping cabins and guest houses. One communal dining hall in main retreat centre building will serve all guests.*

Below are descriptions of the proposed uses of each parcel and proposed amendments to Bylaw 355. >>Please also see **Attachment A: Existing and Proposed Parcels** (Polaris Land Surveying, July 2025) and **Attachment B: Overall Site, Lot 1 Site Plans and Retreat Centre Visualization** (Olson Kundig, July 2025).

Proposed Lot 1 “Farm + Retreat Parcel”

Area: 29.20 ha/72.15 ac
Zoning: Rural (variation)

Realignment of this parcel is proposed to fully encompass the historic farm areas and buildings along with those of the proposed retreat centre. The proposed Rural variation zoning seeks to remove all future subdivision potential, limit residential development and allow for a non-profit retreat centre that includes up to 20 guest accommodation units without kitchens, a main program building with communal dining and accessory uses. >>Please also see **Attachment B: Overall Site, Lot 1 Site Plans and Retreat Centre Visualization** (Olson Kundig, July 2025) and **Attachment C: Retreat Centre Description** (D. Menschel, July 2025)

A new definition of Retreat Centre within the Salt Spring Island Land Use Bylaw 355 (Section 1.1.1) is requested as part of this application:

Retreat Centre - means the use of premises by a non-profit society to provide for the operation of spiritual, cultural or educational indoor or outdoor programs for in-residence guests, and may include sleeping accommodation for in-residence guests distributed between *guest sleeping cabins, guest houses* and/or primary retreat centre building; one shared kitchen and eating area; program, meeting and studio areas; bathrooms; accommodation for staff; and accessory buildings. Retreat Centre programs and guest residencies will run more than two days and less than 30 days.

- The proposed access is from Smith Road.

Proposed Rural Variation to Land Use Bylaw 355 (Section 9.10.4):

Despite Subsection 9.10.1, lands zoned R(#) permit only the following uses:

- a) *Agriculture*, including *Farm Buildings and Structures* to a maximum floor area of 2000 square metres;
- b) *Retreat Centre program buildings* up to a maximum of 1000 square metres;
- c) *Retreat Centre guest accommodations* up to a maximum of 1000 square metres;
- d) Three *detached dwellings* for *Retreat Centre* and/or *Farm* staff housing to a maximum floor area of 500 square metres;
- e) *Accessory Buildings* to a maximum floor area of 500 square metres.

The following regulations regarding *subdivision* apply:

- a) The maximum number of individual *lots* that may be created through *subdivision* is 1 lot.

The following regulations regarding *size*, *siting* and *density* apply:

- a) Maximum *lot coverage* is 5 per cent.
- b) The maximum number of *Retreat Centre guest accommodation units* is 20, including guest sleeping cabins without kitchens and/or *guest rooms* without kitchens.

Proposed Lot 2 “Forest Parcel”

Area: 31.63 ha/78.1 ac
Zoning: Rural Upland
(variation)

Realignment of this parcel is proposed to encompass most of the forest and hilly terrain that occupy the east portion of the property. The forest is varied and includes groves of exquisite old growth Douglas fir and Cedar trees that have been estimated by experts to be more than 500 years old along with second growth conifers, pockets of Arbutus and Garry Oak, diverse undergrowth and streams. The proposed Rural Upland variation zoning seeks to remove all future subdivision potential and significant development capacity – including all residential development – of this parcel and limit uses to conservation, education and passive recreation activities that are compatible with long-term forest stewardship.

- The proposed access is from Smith Road.
- The restrictive easement along the north of the parcel will remain.

Proposed Rural Variation to Land Use Bylaw 355 (Section 9.10.4):

Despite Subsection 9.10.1, lands zoned R(#) permit only the following uses:

- a) *Passive outdoor recreation*, including walking trails, boardwalks, seating, lookout platforms, interpretative displays, art and related amenities;
- b) *Environmental research, education and stewardship*;
- c) *Indigenous cultural practices and activities* including hunting, food and bark harvesting, organized gatherings, and other indigenous practices and activities;
- d) *Buildings and structures* related to the above uses to a maximum floor area of 500 square meters.

The following regulations regarding *subdivision* apply:

- a) The maximum number of individual *lots* that may be created through *subdivision* is 1 lot.

Proposed Lot 3 “Caretaker Residence”

Area: 12.00 ha/29.65 ac

Zoning: Rural

Realignment of this parcel is proposed to create a smaller private, rural residence for the fulltime property caretakers that is legally separate from the farm and retreat centre.

- The proposed access is by a new easement over Lot 1 to connect to Smith Road with continued logistical water access.
- The restrictive easement along the north of the parcel will remain.
- *No rezoning is sought for this parcel.*

Proposed Lot 4 “Owner Residence”

Area 20.20 ha/49.91 ac
Zoning: Rural Upland
(variation)

The realignment of this parcel is proposed to create a private, rural residence for the owners with conforming building setbacks and straightforward road access. The proposed Rural Upland variation zoning seeks to remove all future subdivision potential and limit residential development to one primary residence, one seasonal cottage and accessory buildings up to 500 sq. metres.

- The proposed access is from Smith Road.

Proposed Rural Variation to Land Use Bylaw 355 (Section 9.10.4):

Despite Subsection 3.12.5, with the exception of a *seasonal cottage* or other permitted *accessory dwelling unit*, the total *floor area* of all *Accessory Buildings and Structures* on a *lot* must not exceed 500 square metres.

The following regulations regarding *subdivision* apply:

- a) The maximum number of individual *lots* that may be created through *subdivision* is 1 lot.

2.2 Compliance with Salt Spring Island Official Community Plan

This rezoning application seeks to allow the uses described above and protect the land and its ecosystems from over development and harm. ***Taken as a whole, this application represents a downzoning*** – significantly and permanently reducing the development capacity of Musgrave Farm and easing real estate speculation pressure on this remote part of the island.

Table 3: Max. Subdivision/Devt Capacity of All Parcels Current vs. Proposed Zoning

	Capacity under Current Zoning	Capacity under Proposed Zoning	Difference
Max. Lots through Subdivision	41 lots	9 lots	-32 lots
Max. Detached Dwellings	41 units	10 units	-31 units
Max. Seasonal Cottages	41 units	8 units	-33 units
Max. Guest Accommodations <i>w/o Kitchens</i>	0 sleeping units	20 sleeping units	20 sleeping units
Detached Dwellings - Max Bldg Area	20,500 sq. m.	4,000 sq. m.	-16,500 sq. m.
Accessory Buildings - Max Bldg Area	7,585 sq. m.	2,610 sq. m.	-4,975 sq. m.
Farm Buildings - Max Bldg Area	19,065 sq. m.	5,255 sq. m.	-13,810 sq. m.
Retreat Buildings - Max Bldg Area	0 sq. m.	2,000 sq. m.	2,000 sq. m.
Total Building Area	47,150 sq. m.	13,865 sq. m.	-33,285 sq. m.

The proposal also reinforces and advances key goals and policies of the Salt Spring Island Official Community Plan (OCP) by limiting and reducing development in rural and environmentally sensitive areas, protecting the environmental integrity of forest and shoreline ecosystems in perpetuity, supporting historic farm and traditional uses, creating opportunities for reconciliation on privately-held land, and providing limited but authentic and meaningful ways for locals and British Columbians to sustainably experience the natural wonder of Salt Spring Island. >> Please see also **Attachment D: Analysis of OCP Conformance.**

>> Attachment A: Existing and Proposed Parcels



LOT 1
PLAN 18198

RESTRICTIVE COVENANT

REMNANT NE 1/4
SECTION 47

REMNANT NW 1/4
SECTION 48

Parcel A
DD68167-1

SL 23
Plan VIS1453

Rem North 1/2
Section 46

PLAN OF PROPOSED COVENANT OVER PARTS OF:
 - THE NE 1/4 OF SECTION 47, EXCEPT PART IN PLAN 18198.
 - THE NW 1/4 OF SECTION 48, EXCEPT PART IN PLAN 18198.
BOTH IN SOUTH SALT SPRING ISLAND, COWICHAN DISTRICT.



The intended plot size of this plan is 864mm in width by 559mm in height (D-Size) when plotted at a scale of 1:2500.

All distances are in metres and decimals thereof, unless otherwise noted.

Indicate the location of the surveyed buildings and boundaries of the parcel described herein. This is to define property lines or property corners.

PLS accepts no responsibility or liability for any error or omission by a third party as a result of any decisions or on this document.

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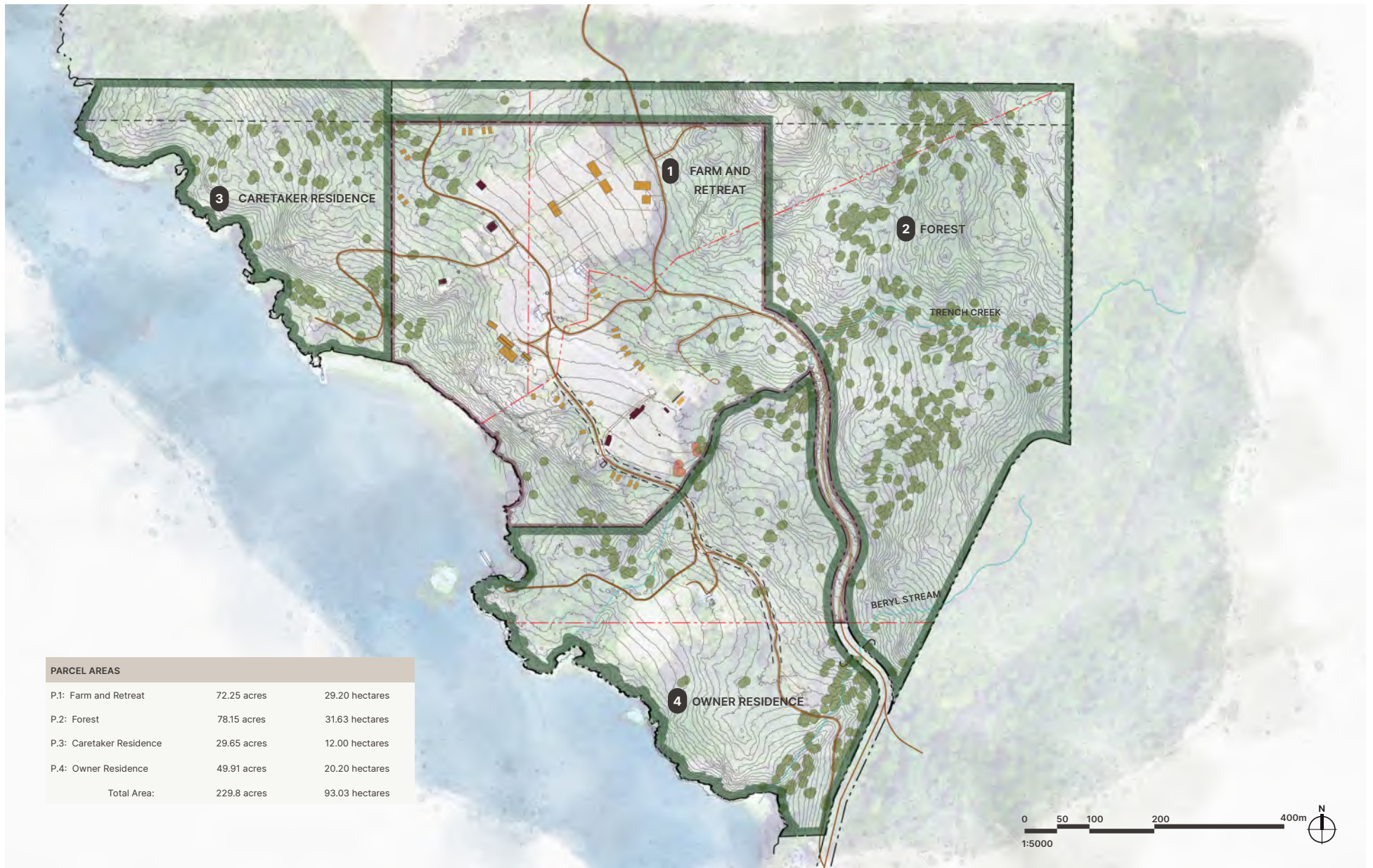
>> Attachment B:
Overall Site, Lot 1 Site Plans and Retreat Centre Visualizations

Musgrave Farm and Retreat

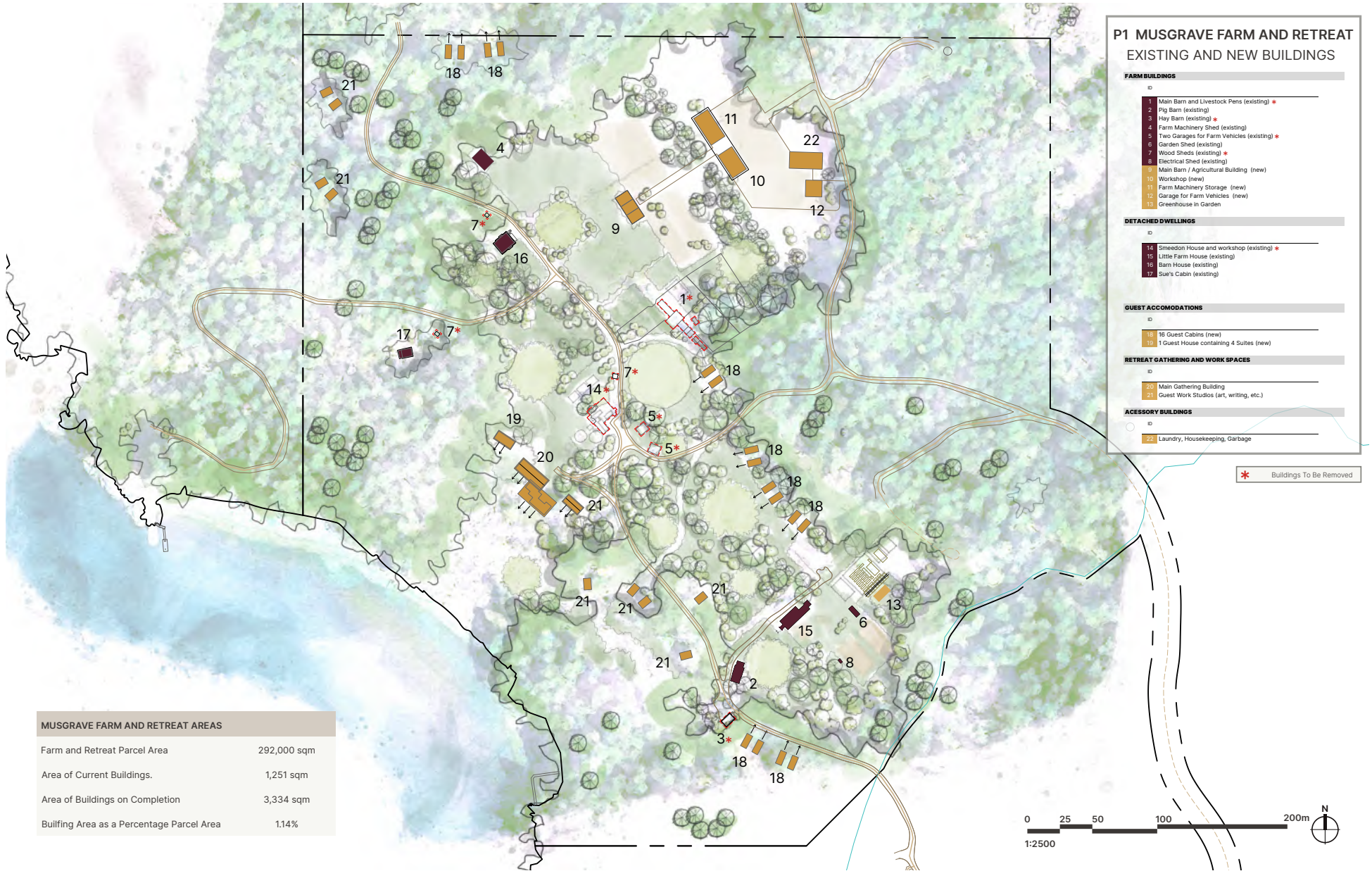
TABLE OF BUILDING AREAS ON PROPOSED FARM AND RETREAT PARCEL

Parcel 1 (Farm and Retreat)	Existing sq m	Proposed sq m	notes
Detached Dwellings			
Existing Smeeton House	398	0	Building to be removed
Existing Little Farm House	116	116	
Existing Barn House	190	190	
Existing Sue's Cabin	42	42	
TOTAL	746	348	
Retreat			
Proposed Main Gathering Building	0	390	
Proposed Guest Work Studios	0	325	
TOTAL	0	715	
Guest Accommodations			
Proposed 16 Guest Cabins	0	595	
Proposed 1 Guest House (with four suites)	0	149	
TOTAL	0	744	
Accessory Buildings			
Proposed Laundry Housekeeping, Garbage	0	297	
TOTAL	0	297	
Farm Structures			
Existing Main Barn and Livestock Pens	183	0	Building to be removed
Existing Pig Barn	79	79	
Existing Hay Barn	32	0	Building to be removed
Existing Farm Machinery Shed	109	109	
Existing Two Garages for Farm Vehicles	81	0	Building to be removed
Existing Garden Shed	10	10	
Existing Wood Sheds	7	0	Building to be removed
Existing Electrical Shed	4	4	
Proposed Main Barn/Agriculture Building	0	172	
Proposed Workshop	0	303	
Proposed Farm Machinery Storage	0	256	
Proposed Garage for Farm Vehicles	0	204	
Greenhouse in Garden	0	93	
TOTAL	505	1230	

Musgrave Farm and Retreat | Overall Site Plan



Musgrave Farm and Retreat | Parcel 1 - Site Plan





Musgrave Retreat Center

Visualization

May 19th, 2025

Olson Kundig

Musgrave Retreat Center | Aerial View



Current, existing and new



3 year



20 year



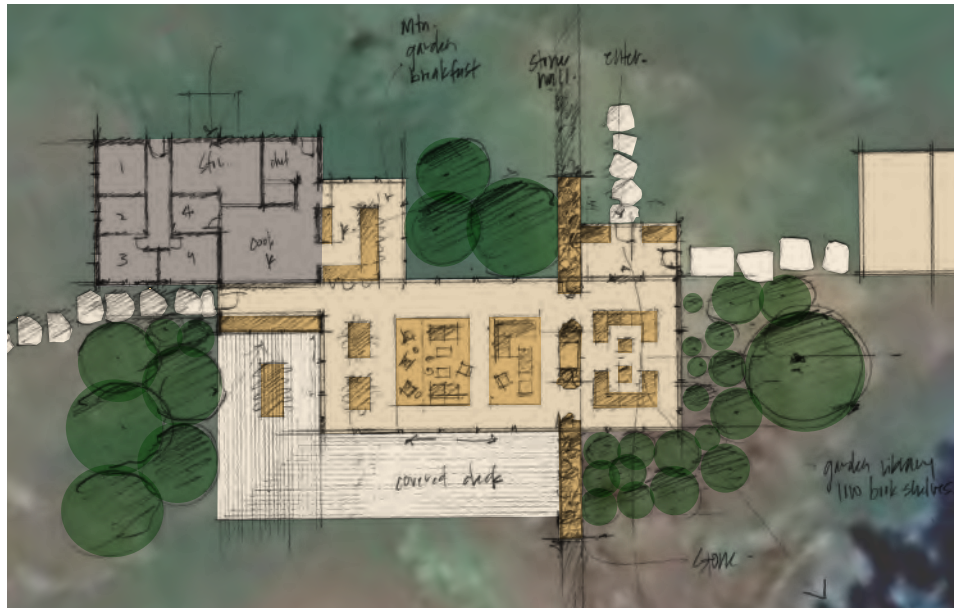
Musgrave Retreat Center | Retreat Sketches



Elevation Sketch



Elevation Sketch

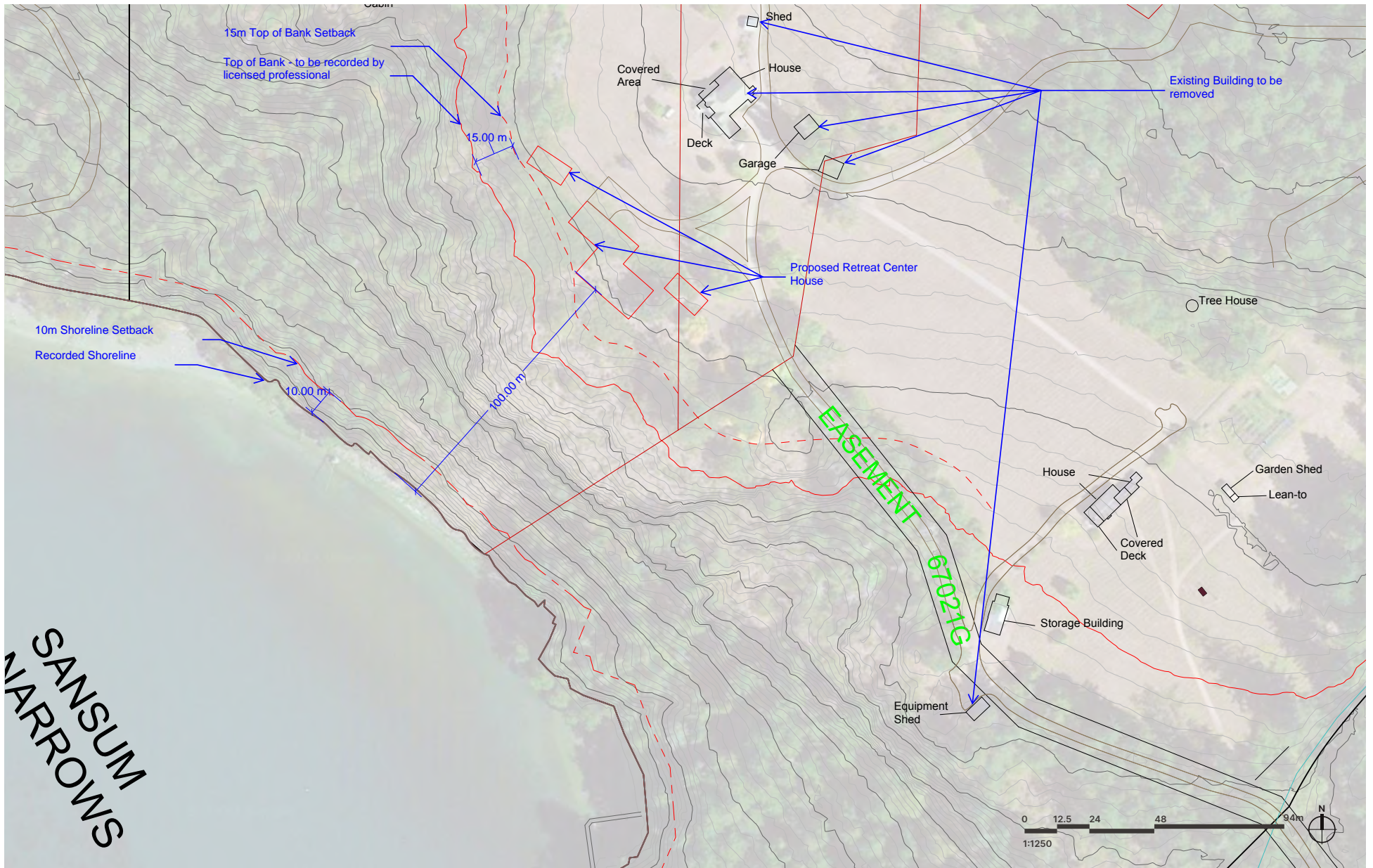


Plan Sketch



View from public waterway

Musgrave Retreat Center | Retreat Siting



>> Attachment C: Retreat Centre Description

Retreat Centre Vision and Description

The Retreat Centre at Musgrave Farm is envisioned as a place to support the healing, restoration and professional development of artists, social and environmental activists, understood broadly to include people from all sorts of occupations – writers, academics, filmmakers, journalists, ecologists, musicians, public interest lawyers, public health advocates, community organizers, and indigenous community leaders – people united by a common commitment to make life on earth more just, tolerant, inclusive, peaceful and sustainable. Substantive issues in their work might include environmental protection and conservation, criminal justice reform, immigration, poverty alleviation, civil and human rights, Indigenous rights, mental health and healing, etc. These people – who shoulder a disproportionate share of our collective burden of making the world a better and more resilient place – need opportunities to disconnect, immerse themselves in nature, think expansively, collaborate with one another, reflect and rejuvenate their spirits. The tranquility and spectacular natural beauty of Musgrave Farm make it uniquely positioned for the Retreat Centre.

The Retreat Centre will identify guests or “fellows” through a combination of invitation and application, based on their current projects and their contributions to the world of art and activism. Some will come for a week, as a group, to meet, discuss common challenges and learn from one another. Others will come for as long as a month and bring long-term projects with them; they might work on a book chapter, write an academic article, edit a documentary film, or complete a work of art. Accommodations and meals will be provided free of charge on a scholarship basis funded entirely through a non-profit model.

The Retreat Centre will initially accommodate up to 12 fellows at a time, eventually expanding to accommodate a maximum of 20 fellows at some point in the future. The centre will host fellows seasonally, from May through September or October. **The retreat centre is projected to open its inaugural season in summer 2027, pending confirmation of permit approvals and development timelines.**

Fellows will largely arrive via a small private boat operated by the Retreat Centre from Vancouver Island. They will stay in simple, rustic cabins and guest houses without kitchens. With limited exceptions, fellows will remain at the centre for the duration of their stay; the point is to disconnect and sink into the natural environment.

The preliminary staffing plan for the Retreat Centre and farm assumes:

- **1 Caretaker** or caretaker couple, who will manage the farm, structures and grounds and live year-round on an adjacent parcel;
- **1 Director** who will manage the programmatic aspects of the centre year-round and live at the centre seasonally;
- **1 Financial and Logistics Manager** who will likely work remotely;
- **4 – 8 Seasonal Employees** who will live in farm worker and staff housing at the centre – a Cook, Prep Cook, Housekeeper and Gardener(s) to support food production and groundskeeping.

The Retreat Centre and revitalized farm is also being planned to model a values-driven way of living that fosters harmony among people and with the natural world. To that end, the planning, development and operations of the centre will prioritize resilience and sustainability. It will revitalize the once-thriving farm using regenerative practices to grow much of its own food, and source goods locally from Salt Spring Island. It will continue to clear invasive species, explore reforestation of some previously cleared areas, and heal the land. It will conserve and effectively manage water and harness the power of the sun. It will seek to live respectfully and constructively with its neighbors on Salt Spring Island and across the Salish Sea, with attention to local history and respect for First Nations.

The current property owner/rezoning proponent will act as the developer of the Retreat Centre with the commitment to donating the reconfigured parcel and buildings to a registered nonprofit organization. The nonprofit will own the property and operate the centre with long-term funding provided through established philanthropic organizations and a long-term endowment. The owner will be an inaugural member of the nonprofit board that will hire a professional Director to manage the centre. Because the property will be owned and operated by a nonprofit, the centre and operational model will outlive the owner's involvement. If approved by the Salt Spring Island Local Trust Committee, the land use bylaw amendment requested in this application will further ensure that Retreat Centre use operates as a non-commercial enterprise in perpetuity.

>> Attachment D: Analysis of OCP Conformance

VILLAGE BUILDERS

230 Smith Road | Subdivision + Rezoning Proposal

Salt Spring Island OCP (Bylaw 343) Analysis

Submitted by Elizabeth FitzZaland^{RPP MCIP}

Updated July 2025

A.4 COMMUNITY OBJECTIVES

Alignment Explanation

A.4.1 General Objectives

A.4.1.1 To recognize and protect the fragility and significance of our natural environment as one of our community's greatest and irreplaceable assets.	Y	The proposal will reduce subdivision/development potential and protect ~80 acres of second and old growth forest. The proposal will also maintain low density uses along the shoreline parcels and protect all natural and archeological features. There will be net positive revegetation and active management to eliminate invasive species. The farm and agricultural use will be revitalized within a more sustainable and efficient model to support food growing while prioritizing reforestation and ecological balance along the forest interface. The non-profit, private retreat centre use will be seasonal and low impact hosting no more than 20 participants at a time (initially less) during the summer. Most participants will arrive by water taxi for multi-week stays resulting in very low transportation needs/road impacts. The overall human impact of the proposal will be less than the historical peak of farm use on the property while the environmental protections and regeneration will be heightened.
A.4.1.2 To recognize and protect our unique nature as an island - a remote place, unconnected to other land masses, which exists at a smaller scale; a place where boundaries are absolute, resources are finite, and biophysical and socioeconomic impacts can be concentrated due to containment and proximity.	Y	
A.4.1.3 To retain our island's rural character and peaceful and quiet atmosphere; to guide development so that it complements the outstanding natural beauty that surrounds us and reflects our unique community character. To ensure that the predominant feature of Salt Spring Island remains the natural environment, rather than manmade structures.	Y	
A.4.1.4 To adopt the precautionary principle in the decision-making of the Local Trust Committee. The precautionary principle asserts that, when an activity raises threats of harm to human health or the environment, precautionary measures should be taken even if some cause-and-effect relationships are not fully established scientifically. In this context, the essential elements of a precautionary approach to decision-making include: a. b. a duty to take anticipatory action to prevent harm; the right for the community to know complete and accurate information on potential human health and environmental impacts as best it can be determined; c. d. requiring the proponent to supply this information to the public; an obligation to consider alternatives and select the alternative with the least potential impact on human health and the environment, including the alternative of no change; e. a duty to consider broader short-term and long-term costs and benefits to the community when evaluating potential alternatives; and f. a responsibility to make decisions in a transparent, participatory manner, relying on the best available information.	Y	
A.4.1.5 To identify and protect important components of our island's heritage, including archaeological and First Nations cultural sites, whether they are reminders of past or present lifestyles.	Y	
A.4.1.6 To work cooperatively with other agencies, groups and the community in achieving the objectives of this Plan.	Y	

A.4.2 Sustainability

A.4.2.1 To recognize the importance of <i>sustainability</i> in all community decisions. To avoid land use decisions that threaten the integrity or <i>sustainability</i> of natural ecosystems.	Y	See explanation above.
A.4.2.2 To maintain and restore the community's natural capital represented by such items as our agricultural and forest land base, our potable water supplies, and primary value of our natural and unspoiled rural character.	Y	See explanation above.
A.4.2.3 To recognize our local responsibility to contribute to global <i>sustainability</i> , particularly in relation to mitigation of and adaptation to climate change.	Y	In addition to the above noted sustainability aspects of the proposal, all new buildings and systems will be designed to be energy and water efficient. Wildfire prevention practices will be implemented.
A.4.2.4 To recognize that long-term social and economic well being requires living within the limits of ecological <i>sustainability</i> , which is the maintenance of ecological processes so that the biological productivity of the Earth endures without dependence on non-renewable resources.	Y	See explanations above.

A.4.3 Limits to Growth

A.4.3.1 To continue to focus attention on the finite nature of all of our island's resources, especially those that are drawn from our natural environment.	Y	See explanations above.
A.4.3.2 To provide direction for the <i>conservation</i> and stewardship of natural resources, especially our surface and groundwater supply.	Y	See explanations above.
A.4.3.3 To reflect the finite nature of islands by identifying limits to residential, commercial and institutional growth tailored to the community's land base and ecological carrying capacity. Special attention should be paid to ensuring that the human use of potable water can be sustained without negative impact on other values and uses for natural water bodies.	Y	See explanations above. The properties are well served by groundwater. Surface water licenses are also available.
A.4.3.4 To accommodate and direct appropriate development so that its location, appearance and impact are in harmony with the natural environment, community resources, character and existing land uses. To ensure that clustered settlements are well designed so that they become and remain acceptable and compatible with existing development.	Y	See explanations above.

A.4.4 Our Sense of Community

A.4.4.1 To ensure that our community continues to function as an authentic, resident-centred community in the face of internal and external pressures to change and grow; to ensure that growth, including the growth of tourism, is managed in a way that does not displace or detract from our community's important function as a home for its residents.	Y	The proposal will create limited local jobs and attract a limited number of guests within a model that prioritizes environmental stewardship and tranquility.
A.4.4.2 To recognize the importance of our island community's traditional sense of cohesiveness, self-reliance and interconnectedness. To enhance and celebrate these values through the support of community-building events, activities and land uses.	Y	The proposal will maintain the rural community character of the South Island with no adverse impacts. Neighbours will benefit from enhanced environmental stewardship and wildfire prevention on the property. Neighbours will also be invited to occasional open house events at the retreat centre and farm.
A.4.4.3 To recognize the strength and exceptional value of the community's diverse human population - a population characterized by people of many ages and backgrounds who, through choice or circumstance, have a rich variety of lifestyles and livelihoods. To recognize the very real, if intangible, loss that is felt in the community when this diversity is diminished by external pressures and changes.	Y	The proposal will restore farming practices and lifestyles on this land as well as support jobs and experiences in hospitality, environmental restoration and wild fire prevention, construction and the arts.

A.4.4.4 To preserve and protect human diversity in our community by ensuring that the island's people are accommodated by a broad spectrum of appropriate and accessible housing and facilities, transportation choices, service opportunities and choices of livelihood, with a local focus to minimize transportation needs.	Y	The proposal maintains existing long-term residences suitable to the rural location as well seasonal workforce accommodation provided for free or very low rates to farm and retreat centre staff to eliminate transportation needs and provide housing.
A.4.4.5 To recognize the importance of broad community consultation, economic security, coordinated and efficient infrastructure development and established land use policies to the maintenance of a healthy community.	Y	The proposal is appropriately scaled for the location. It will provide economic benefits in the form of local jobs and sustained private investment in environmental stewardship, forest protection and local farming.
A.4.4.6 To ensure the continued development of land use opportunities for non-traditional residential settlement. Opportunities that are based on the communal stewardship of land, <i>conservation</i> of resources and alternative forms of infrastructure are of special importance.	Y	The proposal will preserve a small cluster of residences and restore farming practices and lifestyles as well as support jobs and experiences in environmental restoration and wildfire prevention, construction and the arts.
A.4.4.7 To recognize that development should be managed to protect our sense of community and maintain our ability to absorb changes.	Y	The proposal will reduce the overall development potential of combined parcels.
A.4.4.8 To identify creative and proactive ways through which a diverse, liveable and vibrant community can be created within the confines of our island's finite land base and resources.	Y	See explanations above.
A.4.4.9 To remain an island community without a bridge or tunnel to other land masses.	Y	See explanations above.
A.4.5 Community Health and Safety		
A.4.5.1 To accommodate the community's need to be safe, secure and healthy - physically, mentally and spiritually.	Y	The proposal will safeguard the rural character by reducing the overall development capacity and protecting a large forest; enhance wildfire prevention and response; and provide a tranquil retreat for artists and activists.
A.4.5.2 To encourage multiple modes of healthy, active transportation among residents of all ages, such as walking and bicycling.	NA	The property is self-contained and remote. Most guests and residents will access by water and have no need for daily transportation off-site.
A.4.5.3 To foster improved air quality through strategies to reduce reliance on single-occupancy automobile use, eliminate idling, and encourage fuel-efficient and zero-pollution vehicles.	Y	The property is self-contained and remote. Most guests and residents will access by water and have limited or no need for the use of a personal vehicle
A.4.5.4 To designate land for appropriate and accessible social and recreational opportunities for all residents.	Y	The proposal will protect the shoreline and forest for current and future generations. Ecologically sensitive trails are planned to increase accessibility to the forest. The retreat centre will increase access for those who do not live on SSI.
A.4.6 Island Livelihoods and Economies		
A.4.6.1 To recognize the important role that varied livelihoods and a vibrant economy play in our community's unique character.	Y	See below. The proposal will support jobs in farming, hospitality, environmental restoration and wildfire prevention, construction and the arts.
A.4.6.2 To maintain and encourage a diverse and creative community by providing a wide range of opportunities and locations for earning a living that are compatible with and can take advantage of the protection and preservation of the island's beauty and character. In particular, to encourage small, locally owned businesses whose revenues remain on the island, especially those which expand local production and consumption to meet the needs of islanders.	Y	The farm is a small local business and the retreat centre will be a non-profit run organization focused on supporting artists and activists. Both will provide meaningful, local jobs in a beautiful natural setting.
A.4.6.3 To encourage living-wage, meaningful, year-round employment and income-generating opportunities that especially enable young people and families to remain on the island.	Y	The farm and retreat centre will provide meaningful living wage employment for local residents.

A.5 THE ISLAND ENVIRONMENT	Alignment	Explanation
A.5.1 OBJECTIVES		
A.5.1.1 To recognize the intrinsic value of our ecosystems and that the health of our ecosystems is inextricably linked to human health.	Y	The proposal will protect second and old growth forest, maintain low density development along the shoreline and support re-vegetation.
A.5.1.2 To maintain and improve the quality of the island's natural environment. To give particular attention to the quality of fresh water to sustain healthy fish and wildlife habitat and for human supplies.	Y	The proposal will reduce subdivision/development potential and protect ~80 acres of second and old growth forest. The proposal will also maintain low density uses along the shoreline parcels and protect all natural and archeological features. There will be net positive revegetation and active management to eliminate invasive species.
A.5.1.3 To identify and encourage protection of those parts of the island that are especially sensitive to development, including those <i>Environmentally Sensitive Areas</i> shown on Maps 9 through 12.	Y	The proposal specifically seeks to reduce/limit the development potential of environmental sensitive areas and areas of high biodiversity, including ~80 acres of old growth and second growth forest. No transfer of residential development potential to a OCP identified receiving area is sought. Instead a modest increase to seasonal workforce housing and accommodation is requested for the disturbed area of the historic farm. An overall net reduction of development potential will result from this proposal. This is inline with the overall intent of this policy.
A.5.1.4 To protect areas of high biodiversity. To recognize and protect the island's native plant, animal and bird life. To give particular attention to the streams, wetlands and shorelines of Salt Spring Island.	Y	The proposal will reduce subdivision/development potential and protect ~80 acres of second and old growth forest. The proposal will also maintain low density uses along the shoreline parcels and protect all natural and archeological features, including streams. There will be net positive revegetation and active management to eliminate invasive species.
A.5.1.5 To identify and encourage the creation of a network of protected areas that preserve representative ecosystems.	Y	See explanations above and previous.
A.5.1.6 To encourage <i>sustainable</i> land use practices and adopt best management practices.	Y	See explanations above and previous.
A.5.1.7 To secure at least 30% of the island land base for <i>conservation</i> . To develop a Community Greenways system of private and public greenways, some of which may also be associated with the island's trail network.	Y	See explanations above and previous. The landowner is committed to protecting ~80 acres of second and old growth forest through a covenant or other land use mechanism that restricts subdivision, significant land clearing and development.
A.5.1.8 To integrate the spirit and intent of federal and provincial environmental legislation and the <i>Agricultural Land Commission Act</i> and the <i>Farm Practices Protection ("Right to Farm") Act</i> into local environmental policies and bylaws.	Y	The historic farm and agricultural use will be revitalized within a more sustainable and efficient model to support food growing while prioritizing reforestation and ecological balance along the forest interface. Steps have already been taken to initiate the farm revitalization
A.5.1.9 To support and participate in the implementation of the Regional Green/Blue Spaces Strategy prepared by the Capital Regional District.	Y	See explanations above and previous. The landowner is committed to protecting ~80 acres of second and old growth forest through a covenant or other land use mechanism that restricts subdivision, significant land clearing and development.
A.5.2 POLICIES		
A.5.2.1 The Local Trust Committee will promote public education and the encouragement of private stewardship to achieve the objectives of this section. The Committee should make information about the natural environment widely available and continue to provide assistance and encouragement to those who protect it through mechanisms such as private covenants.	NA	The owner engaged biologists to undertake a comprehensive inventory of the forest ecosystem to inform stewardship practices.
A.5.2.2 The Local Trust Committee should consider rezoning applications from property owners who wish to transfer their development potential from areas identified as <i>Environmentally Sensitive Areas</i> or <i>High Biodiversity Areas</i> on Maps 9 through 12. Additional <i>Environmentally Sensitive Areas</i> or <i>High Biodiversity Areas</i> could be identified by further study. Such specific areas should be considered "Development Potential Donor Areas", even if they are in a Designation that is identified as a Development Potential Receiving Area. Applications should meet the guidelines in Appendix 4.	Y	The proposal specifically seeks to reduce/limit the development potential of environmental sensitive areas and areas of high biodiversity, including ~80 acres of old growth and second growth forest. No transfer of residential development potential to a OCP identified receiving area is sought. Instead a modest increase to seasonal workforce housing and accommodation is requested for the disturbed area of the historic farm. An overall net reduction of development potential will result from this proposal. This is inline with the overall intent of this policy.
A.5.2.3 The protection of <i>Environmentally Sensitive Areas</i> or <i>High Biodiversity Areas</i> is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.	Y	See previous response. This amenity is being offered as part of this proposal in exchange for a modest increase in seasonal workforce and accommodation units for the planned retreat centre on the farm parcel.
A.5.2.4 Maps 9 through 12 are intended to encourage environmental stewardship. These maps show general areas that could be considered <i>Environmentally Sensitive</i> and <i>High Biodiversity Areas</i> . If the Local Trust Committee receives a rezoning application to transfer development or to protect an <i>Environmentally Sensitive Area</i> or a <i>High Biodiversity Area</i> in exchange for additional density, further study could more clearly identify boundaries.	Y	See explanations above. Maps 9 - 12 have been referenced but are quite old (1997). The owner engaged a team of professional biologists in 2024 to undertake an in-depth inventory of the forest ecosystem.
A.5.2.5 The Local Trust Committee should not make zoning changes that would result in more development or greater impacts on areas identified as <i>Environmentally Sensitive</i> .	Y	See explanations above. An overall net reduction of development potential will result from this proposal. This is inline with the overall intent of this policy.
A.5.2.6 The Local Trust Committee may work with the Capital Regional District to develop property tax exemptions as an incentive for the protection of riparian habitat should this be considered feasible.	NA	Tax exemptions are not currently being pursued.
A.5.2.7 The Local Trust Committee should continue to enter into agreements with the Trust Fund Board outlining the ways in which the parties will cooperate and consult about <i>conservation</i> land acquisitions on Salt Spring Island.	NA	
A.5.2.8 The Local Trust Committee will encourage protection of Crown foreshore, wetland, stream and riparian corridor habitats, other sensitive ecosystems, and wildlife habitat through the development permit process: a. The Local Trust Committee will update watercourse mapping and development permit area designations and guidelines to comply with provincial Riparian Area Regulations. b. The Local Trust Committee will undertake updated sensitive ecosystem mapping and should designate sensitive areas as development permit areas for protection of the natural environment. c. The Local Trust Committee will support efforts to map the locations of heron and raptor nests and will review regulations and standards for a protective buffer. The Local Trust Committee should designate development permit areas for the protection of sensitive nest trees. d. The Local Trust Committee will support efforts to map the habitat of threatened or endangered species and will consider designating development permit areas for the protection of such habitat.	NA	Trust-directed policy.
A.5.2.9 The Local Trust Committee will continue to use Development Permit Area designations for protection of the natural environment to protect watersheds used for community surface water supplies or within the capture zone of community water supply wells. Zoning changes should not be made so that more development would be located in these areas. Development permit area guidelines should encourage subdivision layouts that avoid impacts on these areas. Stewardship on the part of property owners and other agencies will also be encouraged.	Y	See explanations above. An overall net reduction of development potential will result from this proposal. This is inline with the overall intent of this policy.
A.5.2.10 The Local Trust Committee should develop improved methods of determining and assessing environmental impacts and encouraging protection of the natural environment when it is processing land use applications and referrals. The Local Trust Committee should obtain comprehensive development approval information as designated and specified in s. G.1.4.	NA	Trust-directed policy.
A.5.2.11 The Local Trust Committee should provide advice and education to the public about environmental issues and should continue to encourage and promote private stewardship. The		

Committee should retain the Environmental Advisory Committee to provide assistance in these initiatives. The Local Trust Committee should also support and seek advice and input from other non-governmental organizations which support the Object of the Islands Trust and the objectives of this Plan.	NA	Trust-directed policy.
A.5.2.12 The Local Trust Committee encourages landowners and others to avoid the use of pesticides, herbicides and fungicides. If used, pesticides, herbicides and fungicides should be applied in a manner that avoids damage to adjoining lands and drainage areas.	Y	The owner engaged biologists to undertake a comprehensive inventory of the forest ecosystem to inform stewardship practices.
A.5.2.13 The Local Trust Committee encourages landowners and others to utilize current best practices and guidelines in undertaking an ecosystem-based approach to site planning and development. An example is the guidelines in the manual <i>Develop With Care: Environmental Guidelines for Urban and Rural Land Development in British Columbia, 2006</i> , prepared by the B.C Ministry of Environment. Landowners and developers are encouraged to utilize the following principles in new development: a. b. identify environmental values prior to site clearing and design. locate development away from areas with high environmental values, and place natural buffers between the development site and sensitive features. c. d. e. concentrate development in areas with low environmental values. develop and implement site plans that protect biodiversity, clean air, and clean water. locate developments away from areas that may be subject to erosion, flooding, wildfires, and wildlife conflicts. f. locate developments away from areas of agricultural potential and establish buffers between the development site and farmland. g. i. j. k. l. minimize impacts of roads and driveways and reduce fragmentation of habitat. h. maintain water quality. maintain air quality and reduce greenhouse gas emissions. design energy- and water-efficient developments that conserve natural resources. minimize wastes, and manage wastes in an environmentally sound manner. work with the local community to maximize the benefits of good environmental planning at the community and site level. The Local Trust Committee should continue to ensure that these principles are reflected in its regulations and development permit area guidelines.	Y	See explanations above. The owner engaged biologists to undertake a comprehensive inventory of the forest ecosystem to inform stewardship practices. The proposal seeks to protect ~80 acres of environmental sensitive old-growth and second growth forest, remove invasive species and revegetate significant areas that have been disturbed/cleared. No additional lots are proposed. An overall net reduction of development potential will result from this proposal.
A.5.2.14 The Local Trust Committee should retain existing regulations to control, surface run-off and to manage stormwater. The LTC should consider adopting regulations to manage soil removal and deposit in order to protect productive or sensitive soils, wetlands, <i>environmentally sensitive areas</i> , and residential neighbourhoods.	NA	Trust-directed policy.
A.5.2.15 The Local Trust Committee should develop ways to encourage <i>sustainable building</i> techniques through support for implementation of energy efficient <i>building</i> design and <i>building</i> practices as demonstrated through recognized <i>building</i> certification programs such as R-2000, BuiltGreen Platinum, and LEED.	NA	Trust-directed policy. Buildings will be designed to be largely off-grid, energy efficient and low impact. This is core to the ethos of the retreat centre and vision for the entire property.
A.5.2.16 The Local Trust Committee should develop policies and strategies, in cooperation with the Trust Fund Board, to link the community's parklands, <i>conservation</i> lands and other open space into a network of protected areas. The development of community greenways that serve both a recreational and <i>conservation</i> function should be encouraged.	NA	Trust-directed policy.
A.5.2.17 The Local Trust Committee will recognize the needs of the local farming community, the <i>Farm Practices Protection ("Right to Farm") Act</i> , the <i>Agricultural Land Commission Act</i> and regulations, and the recommendations of the Area Farm Plan when developing policies or bylaws about environmental protection. The Agricultural Advisory Committee and the Ministry of Environment will be consulted as part of this process to develop mutually acceptable management solutions which protect sensitive environments but do not prohibit or unreasonably restrict farming.	NA	
A.5.2.18 The Local Trust Committee should support efforts to restore and enhance <i>environmentally sensitive areas</i> and habitat, including the restoration of streams and other watercourses that have been modified (culverted, ditched, diverted, etc.).	Y	See explanations above.
A.5.2.19 When the Local Trust Committee considers rezoning applications, particularly those in the Ganges Village Area, it should discuss with the Capital Regional District what measures could be taken, or local infrastructure required, to maximize the potential environmental benefits that might result from the project, such as the use of reclaimed waste water or waste energy.	NA	
Others are encouraged to help achieve the objectives this Section as follows:		
A.5.2.20 Members of the local community are encouraged to continue individual actions that protect and sustain the natural environment and rural character. Protection of <i>Environmentally Sensitive Areas</i> such as those shown on Maps 9 through 12 is particularly encouraged.	Y	The owner engaged biologists to undertake a comprehensive inventory of the forest ecosystem to inform stewardship practices.
A.5.2.21 Owners and occupiers of property are encouraged to maintain an undisturbed buffer around any tree that bears the nest of a bald eagle, osprey, peregrine falcon or great blue heron. Maintenance of an undisturbed buffer between such trees and the sea is also encouraged. The community is also encouraged to respect seasonal buffers around all native nesting birds. With the assistance of the Environmental Advisory Committee and other non-governmental organizations, the Local Trust Committee will distribute information about the appropriate extent of buffers for different species and during different seasons and will support efforts to map the location of nest trees.	Y	See explanations above. The owner engaged biologists to undertake a comprehensive inventory of the forest ecosystem, including a bird inventory, to inform stewardship practices.
A.5.2.22 Landowners are encouraged to participate in tax incentive programs for the protection of sensitive parts of the environment.	NA	Tax exemptions are not currently being pursued.
A.5.2.23 The Capital Regional District is supported in the ongoing development of its regional Green/Blue Spaces Strategy.	Y	The proposal will protect ~80 acres of forest.
A.5.2.24 The Capital Regional District and other agencies are urged to continue supporting and encouraging alternate <i>building</i> construction and waste management techniques that conserve water and energy or sustain the environment.	NA	CRD-directed policy. Buildings will be designed to be largely off-grid, energy efficient and low impact. This is core to the ethos of the retreat centre and vision for the entire property.
A.5.2.25 The Local Trust Committee should identify ways of monitoring community <i>sustainability</i> (for example by identifying " <i>sustainability</i> indicators"). Results could be used when amending this Plan or other policies and bylaws.	NA	Trust-directed policy.
A.5.2.26 Senior levels of government are encouraged to develop policies to protect the island from all types of petroleum and chemical pollution of ground and surface water and from air pollution from local and off-island sources.	NA	Government-directed policy.
A.5.2.27 All levels of government and other agencies are encouraged to take stronger action to protect our parks, roadsides and utility corridors from invasive plant species.	NA	Government-directed policy.

A.6 CLIMATE CHANGE AND ENERGY EFFICIENCY	Alignment	Explanation
A.6.1 OBJECTIVES		
A.6.1.1 To consider the impacts of climate change as a central factor in land use decision-making.	Y	Ecosystems protection, limited development, onsite services, energy efficient and low impact buildings, local food productions, limited vehicle trips.
A.6.1.2 To establish the importance of energy efficiency, energy security, greenhouse gas emissions reduction, and carbon cycling in land use, site planning, <i>building</i> design and transportation.	Y	See explanation above.
A.6.1.3 To promote the use of renewable energy and the development of renewable energy sources.	Y	See explanation above. Solar energy will also be integrated.
A.6.1.4 To work with other agencies, stakeholders and the community to achieve energy <i>conservation</i> and emissions reduction goals.	NA	Trust-directed policy.
A.6.1.5 To support actions to minimize greenhouse gas emissions and to adapt to the impacts of climate change in land use decision-making.	Y	Ecosystems protection, limited development, onsite services, energy efficient and low impact buildings, local food productions, limited vehicle traffic.
A.6.1.6 To recognize the importance of our forested lands in removing carbon dioxide from the atmosphere.	Y	The proposal offers to protect ~80 acre old growth and second growth forest.
A.6.1.7 To support a reduction of at least 15% in Greenhouse Gas emissions by 2015; at least 40% by 2020 and at least 85% by 2050 based upon 2007 data. Within the local trust area this reduction will be achieved by actions resulting from individual and community initiatives, the actions of other levels of government, technological changes, and changes to land use policies and regulations.	Y	Ecosystems protection, limited development, onsite services, energy efficient and low impact buildings, local food productions, limited vehicle trips.
A.6.2 POLICIES		
A.6.2.1 The Local Trust Committee will develop improved methods of determining and assessing the energy efficiency and climate change impacts of proposed development when it is processing land use applications. The Committee should consider utilizing a Development Approval Information Bylaw, as authorized in G.1.4, to ensure that consistent information about the energy efficiency and anticipated impacts of development is obtained when the proposal includes significant new development, increase in density, or change of use. Application checklists should be revised to include climate change mitigation and adaptation criteria, such as energy efficiency, energy security, renewable energy and carbon sequestration impacts.	NA	Trust-directed policy.
A.6.2.2 The Local Trust Committee will consider the energy efficiency attributes and climate change adaptation and mitigation impacts in all rezoning applications that propose an increase in density or significant change of use.	Y	Ecosystems protection, limited development, onsite services, energy efficient and low impact buildings, local food productions, limited vehicle trips.
A.6.2.3 Rezoning applications proposing a significant increase in density or significant change of use may be requested to include a calculation of the projected carbon budget, or demonstrate conformity with LEED Neighbourhood Design criteria, or the equivalent.	NA	No significant increase in density proposed. An overall net reduction in development potential will result from this proposal
A.6.2.4 The Local Trust Committee shall consider giving priority to rezoning and other applications that meet energy efficiency criteria adopted by the Local Trust Committee.	Y	Buildings will be designed to be largely off-grid, energy efficient and low impact. This is core to the ethos of the retreat centre and vision for the entire property.
A.6.2.5 The Local Trust Committee will consider supporting rezoning applications for <i>affordable housing</i> that incorporate climate change mitigation and adaptation measures such as energy efficient features and shared facilities, such as co-housing.	NA	
A.6.2.6 The Local Trust Committee will review its zoning regulations and development permit area objectives and guidelines to ensure that existing provisions encourage and do not discourage the implementation of energy efficiency standards in new construction. <small>Salt Spring Island Local Trust Committee 16 October 2022</small>	NA	Trust-directed policy.
A.6.2.7 If amendments are made to the Development Permit Area authority of the Local Government Act to establish energy efficient design requirements, the Local Trust Committee should review and amend its Development Permit Area provisions to include new objectives and guidelines for energy efficient systems and design.	NA	Trust-directed policy.
A.6.2.8 If amendments are made to legislation, the Local Trust Committee should consider making amendments to administrative and procedural bylaws to charge differential fees to encourage energy efficient <i>building</i> design.	Y	Buildings will be designed to be largely off-grid, energy efficient and low impact. This is core to the ethos of the retreat centre and vision for the entire property.
A.6.2.9 The Local Trust Committee will work with the Capital Regional District and other stakeholders on the development and implementation of climate change mitigation and adaptation strategies, including energy efficiency strategies.	NA	Trust-directed policy.
A.6.2.10 The Local Trust Committee will consider energy efficient <i>building</i> design features exceeding the BC Building Code as a community amenity.	Y	Buildings will be designed to be largely off-grid, energy efficient and low impact. This is core to the ethos of the retreat centre and vision for the entire property.
A.6.2.11 The Local Trust Committee will incorporate energy efficiency and climate change impact criteria in assessing applications for the transfer of development potential.	Y	See explanation above.
A.6.2.12 The Local Trust Committee will continue to support implementation of the Salt Spring Community Energy Strategy and regional community energy plans on Salt Spring Island.	NA	Trust-directed policy.
A.6.2.13 The Local Trust Committee will undertake or support mapping and analysis to anticipate the potential impacts of climate change on land use and siting.	NA	Trust-directed policy.
A.6.2.14 The Local Trust Committee should support federal and provincial initiatives to reduce greenhouse gas emissions.	NA	Trust-directed policy.
A.6.2.15 The Local Trust Committee should support local food production as a significant factor in reducing food transportation costs and greenhouse gas emissions.	Y	The proposal supports the revitalization of Musgrave Farm as a food-producing farm. Investment has already been made to increase the productivity and efficiency of food production on the property and align practices with sustainable farming principles
A.6.2.16 The Local Trust Committee should review zoning to relax height restrictions for solar and wind power generation on residential lots.	NA	
A.6.2.17 The Local Trust Committee should consider supporting small-scale, locally generated, zero-carbon, renewable power for new and existing development. Such facilities should be located on the same, or an adjacent site, as the user.	Y	Buildings will be designed to be largely off-grid, energy and water efficient and low impact. This is core to the ethos of the retreat centre and vision for the entire property.
A.6.2.18 The Local Trust Committee should work with the Trust Fund Board and other <i>conservation</i> organizations to promote the <i>conservation</i> of forested land as a cost effective and important climate change mitigation strategy.	Y	The proposal offers to protect ~80 acre old growth and second growth forest.
Others are encouraged to help achieve the objectives this Section as follows:		
A.6.2.19 The Local Trust Committee should support initiatives by others to establish a local Carbon Trust and energy utility.	NA	Trust-directed policy.

A.6.2.20 The provincial government is supported in initiatives to amend the B.C. Building Code to require reduced emissions and increased energy efficiency standards in new construction.	NA	Trust-directed policy.
A.6.2.21 The Capital Regional District is supported in efforts to incorporate energy and water conservation and the reduction of greenhouse gas emissions into its <i>building</i> regulations.	NA	CRD-directed policy.
A.6.2.22 Agencies and others undertaking new construction of public <i>buildings</i> are encouraged to incorporate energy efficient design standards in all projects.	NA	CRD-directed policy.
A.6.2.23 The Local Trust Committee encourages public bodies, non-governmental agencies and others to cooperate in the creation of a 'beacon' project incorporating climate change mitigation and adaptation strategies, including energy efficient design features.	NA	Government-directed policy.
A.6.2.24 B.C. Hydro is encouraged to implement smart meters, net-metering and off-peak metering.	NA	Government-directed policy.
A.6.2.25 BC Hydro is encouraged to partner with the private sector and local governments to implement a solar domestic hot water rental program.	NA	Government-directed policy.
A.6.2.26 The Chamber of Commerce is encouraged to extend energy efficiency and green labelling for all businesses.	NA	
A.6.2.27 The Salt Spring Island Transportation Commission is encouraged to provide and promote Transportation Demand Management infrastructure and programs such as public transit, bicycling, walking, ridesharing, car-sharing, and parking management strategies as means of reducing reliance on private vehicles.	NA	
A.6.2.28 The Capital Regional District is encouraged to reduce emissions and increase the energy efficiency of all its operations on Salt Spring Island.	NA	CRD-directed policy.
A.6.2.29 The Capital Regional District is encouraged to work towards limiting the large scale outdoor burning of wood waste.	NA	CRD-directed policy.

A.8 Island Heritage (only applicable sections included)		Alignment	Explanation
A.8.1 Objectives			
A.8.1.1 To encourage protection of the island's archaeological sites and other sites of significance to First Nations peoples	Y		The owner engaged archeologists to review known archeological sites and search for additional sites. This included the involvement of some local FN archeological experts. All sites are and will be protected from development and/or disturbance.
A.8.1.2 To identify and protect buildings, structures, roads, heritage trees, and other features that are part of the community's cultural heritage.	Y		Most of the heritage farm estate buildings will be retained, restored and upgraded to be more energy efficient as part of the proposal.
A.8.2 Policies			
A.8.2.6 The restoration and heritage designation of buildings is an eligible community amenity, which could be exchanged for a higher density of development as outlined in Appendix 3.	Y		Most of the heritage farm estate buildings will be retained, restored and upgraded to be more energy efficient as part of the proposal.
A.8.2.9 When it considers rezoning applications that concern land with a known heritage feature, archaeological site, or other First Nations cultural site, the Local Trust Committee should ensure that the heritage features would not be damaged as the result of a zoning change.	Y		The owner engaged archeologists to review known archeological sites and search for additional sites. This included the involvement of some local FN archeological experts. All sites are and will be protected from development and/or disturbance.
A.8.2.8 The Local Trust Committee should support applications to change or vary zoning, setbacks or parking requirements that would encourage the maintenance or restoration of a heritage structure, archaeological site, or other First Nations cultural site.	Y		See explanations above.
A.8.2.12 ... Protecting archeological sites	Y		See explanations above.
A.8.2.16 The permanent formal protection of an archaeological site or other site of significance to First Nations peoples is an eligible community amenity, which could be exchanged for higher density of development as outlined in Appendix 3	Y		See explanations above.

B Land Use (only sections policies included)	Alignment	Explanation
B.2 Settlement Patterns		
B.2.3 POLICIES		
B.2.3.2.1 The Local Trust Committee should consider rezoning applications from property owners who wish to effectively transfer their existing development potential from one property to another in a way that would achieve one or more of the above objectives. Rezoning applications that would transfer development potential should be consistent with the guidelines in Appendix 4. Land Use Designations that are designated in this Plan as Development Potential Donor Areas and Development Potential Receiving Areas are shown on Map 26	Y	The proposal specifically seeks to reduce/limit the development potential of environmental sensitive areas and areas of high biodiversity, including ~80 acres of old growth and second growth forest. No transfer of residential development potential to a OCP identified receiving area is sought. Instead a modest increase to seasonal workforce housing and accommodation is requested for the disturbed area of the historic farm. An overall net reduction of development potential will result from this proposal. This is inline with the overall intent of this policy.
B.2.3.4 Subdivision applicants will be encouraged to cluster new lots onto that part of their land that has the best capacity for residential development, and the least value for agriculture, forestry or environmental protection, or protection of archaeological sites or other First Nations cultural sites. The Local Trust Committee will develop informational materials for subdivision applicants that illustrate how they could maintain their development potential while preserving open space	Y	See previous explanations in other sections. The subdivision will reconfigure parcels without creating additional parcels. The purpose of the reconfiguration is to more effectively protection the forest and buffer the farm and retreat centre uses.
B.2.5 Rural Neighbourhoods Designation		
B.2.5.1 OBJECTIVES		
B.2.5.1.1 To continue to provide adequate land zoned for <i>medium density residential use</i> and other traditional and compatible rural land uses.	Y	The proposal will limit the development capacity of the forest parcel while preserving the rural/homesteading uses on the other parcels. A modest increase in seasonal workforce housing proposed to support the farm uses and retreat centre.
B.2.5.2 POLICIES		
B.2.5.2.2 Zones within the Rural Neighbourhoods Designation will continue to allow medium density residential development and the other rural uses allowed by existing zoning. Existing commercial and <i>general employment</i> zones will remain, but exceptionally large new commercial or <i>general employment</i> developments should not be allowed in this Designation. Existing zones that allow higher densities, smaller lots and <i>multifamily use</i> will also remain	Y	The proposal includes modest land use variations to allow a small-scale seasonal, non-commercial retreat centre and supporting workforce housing and accommodations. The retreat centre will be owned and operated by a non profit society. An overall reduction in development potential will result from the proposal which includes limiting development potential on ~80 acres of old growth and second growth housing.
B.3 NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT LAND USE		
B.3.1.1 Tourism Accommodation and Facilities OBJECTIVES		
B.3.1.1.1 To recognize and welcome the economic value to our community of tourism that is compatible with preserving and protecting the island's natural environment, authentic resident-based sense of community, and the aesthetic values that attract visitors	Y	The proposal includes modest land use variations to allow a small-scale seasonal, non-commercial retreat centre and supporting workforce housing and accommodations. The retreat centre will be owned and operated by a non profit society. While guests are not typical tourists or paying customers, the retreat centre and farm will provide local economic impacts through the generation of <i>local, living wage jobs</i> and by <i>engaging local trades, services and suppliers</i> .
B.3.1.1.2 To allow visitor accommodation to develop in a way that will best retain and distribute the resulting economic benefits and reduce any negative impacts; to avoid concentrating benefits and impacts in only a few locations.	Y	The small scale retreat centre is located in an area with no/limited guest accommodations and facilities.
B.3.1.1.4 To make land use decisions that would encourage tourism in the shoulder and off-seasons and discourage any significant increase in the peak period.	Y	The small scale retreat centre will have small cohorts of guests that stay for weeks-long sessions. This will have no significant impact on tourism impacts during peak season.
B.3.1.1.5 To encourage tourism that blends well with the community and complements the rural, peaceful nature of the island, and to avoid the development of tourist attractions that are unrelated to the island's natural environment, social base or cultural heritage.	Y	The small scale retreat centre is designed to provide a peaceful place in nature for guest to reflect, heal and reconnect with themselves. The centre will be designed to harmonious with the landscape and create no significant, negative impacts.
B.3.1.2 Tourism Accommodations and Facilities POLICIES		
B.3.1.2.4 The Local Trust Committee could consider applications to rezone properties for Guest House use, where operations larger than a permitted bed and breakfast are proposed. In considering such applications, the Committee will evaluate the impacts of the proposal on the local neighbourhood and the accommodations industry		The proposal is not for a Guest House or B&B but rather a small-scale, non-commercial retreat centre as an R-variant use. Please see other explanations.
B.4.5 Other Community Land Uses		
B.4.5.1 OBJECTIVES		
B.4.5.1.1 To ensure that adequate amounts of land are appropriately zoned to accommodate the variety of spiritual and cultural activities important to the community.	Y	The small scale retreat centre is designed to provide a peaceful place in nature for guests to reflect, heal and spiritually/artistically reconnect. The centre will be designed to harmonious with the landscape and create no significant, negative impacts.
B.4.5.2 POLICIES		
B.4.5.2.1 Local zoning will continue to allow churches, cemeteries, libraries, and community halls in many zones. Low impact religious retreats will continue to be allowed by zoning in the Uplands Designation.	Y	See explanations above. The small scale non-commercial retreat centre will be place of reflection, healing and spiritual/artistic reconnection.
B.4.5.2.3 Land and facilities for community cultural purposes is identified as an eligible community amenity for which higher levels of densities may be exchanged as outlined in Appendix 3.	Y	See explanations above. The small scale non-commercial retreat centre will be place of reflection, healing and spiritual/artistic reconnection.
B.4.5.2.5 The Local Trust Committee should ensure that local zoning supports the use of private and public lands for local community events.		The retreat centre will be available for neighbourhood gatherings and events. There is currently no community space available on this part of Salt Spring Island.
B.6 RESOURCE LAND USE OBJECTIVES AND POLICIES		
B.6.1 OBJECTIVES		
B.6.1.1 To recognize and retain traditional resource-based livelihoods such as agriculture, forestry and fishing. To maintain and protect their land bases, support <i>sustainable</i> management practices and to develop zoning that accommodates supportive land uses. To resist pressures to manage agriculture, forestry and fishing for reasons that are primarily aesthetic.	Y	See previous explanations in other sections regarding revitalization of farm uses and forest protection.
B.6.2.1 Agricultural Land Uses OBJECTIVES		
B.6.2.1.1 To support farming as a social, cultural and economic priority, and an ecologically responsible land use on Salt Spring Island.	Y	See previous explanations in other sections rregarding revitalization of farm uses
B.6.2.1.2 To maintain and protect the long term potential for farming and agro-forestry on Salt Spring Island; to preserve <i>agricultural land</i> and necessary water supplies.	Y	See previous explanations in other sections rregarding revitalization of farm uses
B.6.2.1.6 To reduce the potential for conflicts between agricultural areas and those areas that have been identified for higher density settlement.	Y	See previous explanations in other sections regarding revitalization of farm uses and revegetation of interface areas <i>bufefring</i> the farm.
B.6.2.1.9 To recognize agriculture's contribution to the island's social, economic and environmental nature and appeal, and to retain and build on the island's agricultural base, especially organic.	Y	See previous explanations in other sections regarding revitalization of farm uses
B.6.2.2 Agricultural Land Uses POLICIES		
B.6.2.2.5 Farming activities and necessary structures should continue to be allowed by zoning in other Designations on all properties where they are currently allowed.	Y	See previous explanations in other sections rregarding historic farm use and proposal for revitalization of agricultural uses
B.6.2.2.22 The Local Trust Committee will consider impacts on local food security when making land use decisions.	Y	The proposal will increase local food production. Please see previous explanations regarding revitalization of farm uses.
B.6.3 Forestry and Watershed-Forestry Land Use Designations		
B.6.3.1 Forestry OBJECTIVES		
B.6.3.1.2 To protect the local forestry land base and large areas of unfragmented forest habitat.	Y	The proposal offers to protect ~80 acre old growth and second growth forest.
B.8.2 Uplands Designation		
B.8.2.1 Uplands OBJECTIVES		
B.8.2.1.1 To continue to allow <i>very low density residential use</i> and other kinds of low impact development that will sustain the watershed recharge areas, wildlife habitat, forest resource, sensitive environments, open space and recreational potential of lands in the Uplands Designation.	Y	See previous explanations in other section. No new housing is proposed in upland areas.
B.8.2.2 Uplands POLICIES		
B.8.2.2.2 Zones within the Uplands Designation will continue to allow the low and very low density residential development and the other land uses that are allowed by existing zoning.	Y	See previous explanations in other section. No new housing is proposed in upland areas.



DATE OF MEETING: May 14, 2026

TO: Salt Spring Island Local Trust Committee

FROM: Anthony Fotino, Island Planner
Salt Spring Island Team

COPY: Stefan Cermak, Director, Planning Services

SUBJECT: Development Permit Area 2 proposal to permit an additional building on the subject property.
Applicant: Stephen Mulherin
Location: 319 Upper Ganges Rd.

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee approve issuance of Development Permit PLDP20260067.

REPORT SUMMARY

This staff report brings forward a Development Permit (DP) application within Development Permit Area 2 (DPA2) – Non-Village Commercial and General Employment to allow a new building (Proposed Building C) to the subject property. The proposed building would include creative industry, providing more flexible industry warehouse space, auxiliary office areas, and storage. Building C would be in addition to the two existing buildings (Buildings A and B) which were permitted through a 2004 Development Permit and later an amendment to the DP (SS-DP-2023.4). The applicant has submitted a number of materials to accompany the application that staff have evaluated to DPA2 guidelines. Staff consider the proposal consistent with the DPA2 guidelines and recommend that the permit be issued as proposed.

BACKGROUND

The application is proceeding as the current owner is seeking to introduce an additional building onto the subject property. Since 2022, the use of the property has transitioned from primarily automotive repair to primarily food manufacturing serving several tenants in the subject property. The issued 2022 Development Permit permitted extensive alterations to existing building 'B' on the original 2004 DP site plan. The initial DP was issued in 2004 (SS-DP-2004.2) and envisioned two phases of development. The first phase was not fully built out until DP SS-DP-2023.4 was obtained. The current application is to commence phase 2 of the development and introduce a new building on the southern portion of the property, which is identified on the proposed site plan (Figure 2).

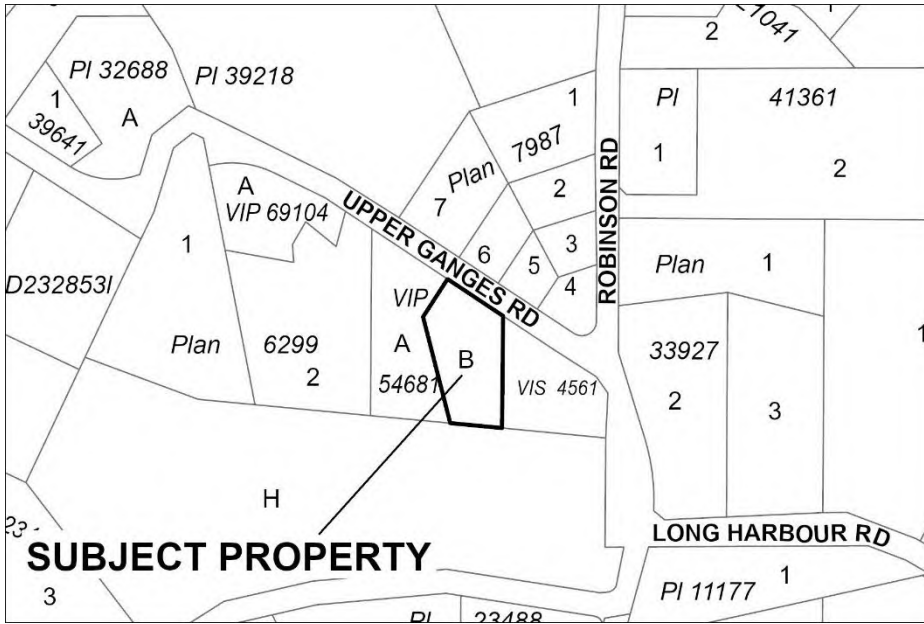


Figure 1: Subject Property Map

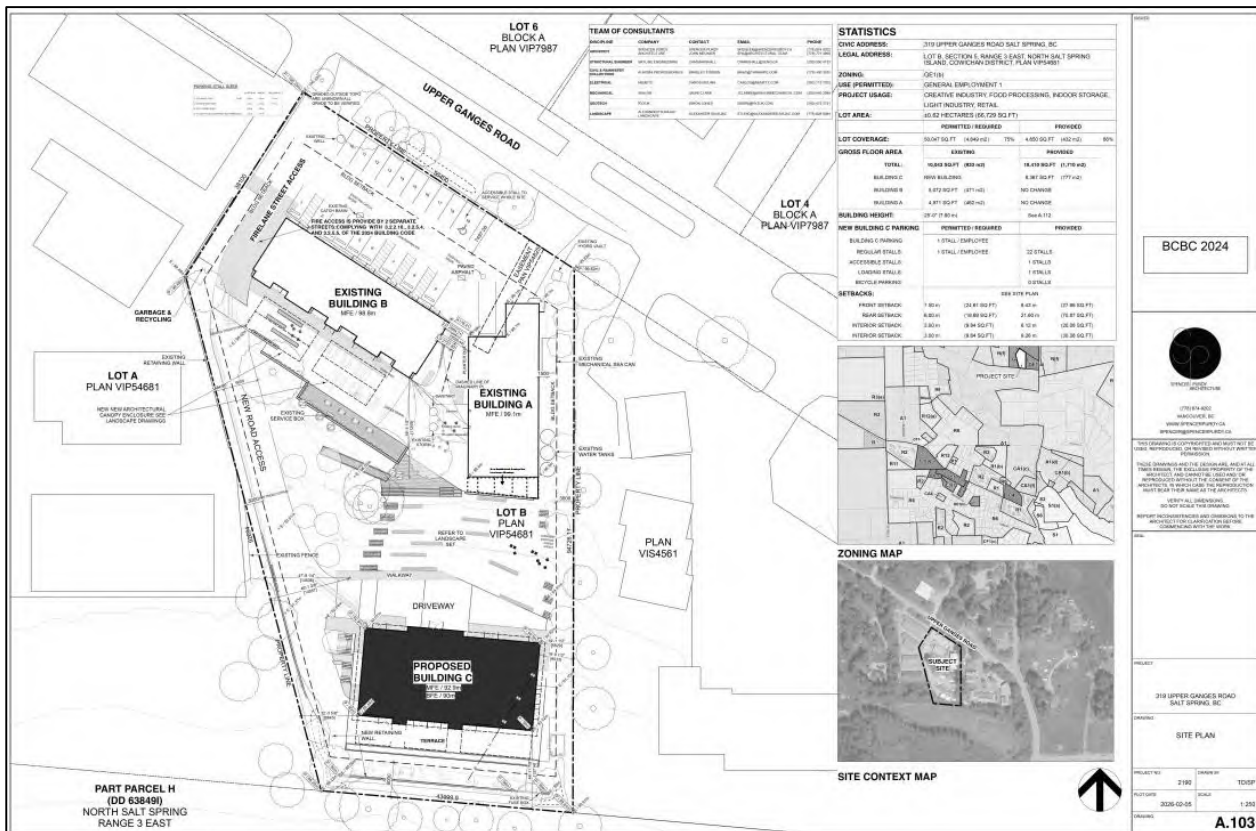


Figure 2: Proposed Site Plan

ANALYSIS

Policy/Regulatory

Official Community Plan:

The subject property is designated General Employment and Commercial Services in the Salt Spring Island Official Community Plan (OCP) No. 434. The following OCP objectives are relevant to this application:

- B.3.3.1.3 To ensure that *general employment* uses are located in a way that reduces impacts on neighbouring properties and the natural environment
- B.3.3.1.2 To accommodate additional commercial and general employment land uses where there is a community need, with a preference for those with a low demand for transportation and energy infrastructure requirements. To carefully consider the addition of other clustered sites for general employment operations, to keep needed businesses on the island or to attract needed businesses onto the island.
- B.3.3.1.3 To ensure that general employment uses are located in a way that reduces impacts on neighbouring properties and the natural environment.
- B.3.3.1.4 To avoid the location of large scale, heavy industry on Salt Spring Island.

The following OCP policy is relevant:

- B.3.3.2.2 Zones within the General Employment and Commercial Services Designation will continue to allow a variety of general employment and commercial uses

The subject property is also contained within DPA 2 – Non-Village Commercial and General Employment. An evaluation of DPA2 guidelines is presented in Appendix 3.

Based on Staff’s analysis, 25 guidelines are relevant to the Non-Village Commercial and General Employment Development Permit area, while 15 guidelines are not applicable to the development. The analysis of the guidelines can be found in Attachment 2. The subject proposal is in 92% full compliance (23 guidelines fully met); whereas the proposal is in 4% partial compliance (1 guideline partially met) and 4% non-compliance (1 guideline unmet). Overall, the proposal is considered to substantially meet the applicable guidelines, with valid supporting rationale for the proposed lighting form (unmet guideline E.2.9.3).

Land Use Bylaw:

The subject property is zoned General Employment 1 (b) – GE1(b) under Salt Spring Island Land Use Bylaw No. 355. The full range of uses permitted is contained in **Attachment 1**. Retail sales and restaurants are permitted as an accessory use. Based on staff’s review, the proposal is fully zoning compliant. Parking requirements for this zone are calculated as follows:

GENERAL EMPLOYMENT			
Land Use	No. of Automobile Parking Spaces Required	Parking Spaces which must be designed for use by the disabled	Number of Bicycle Parking Spaces Required
Storage	1 per employee	5%*	0
Wholesale sales	1 per 185 sq m sales area	5%*	0
Other industrial or General Employment	1 per employee	5%*	1 per 10 employees

Issues and Opportunities

Storm water management

Stormwater management is a growing concern for property owners as heavier rainfall increases runoff volumes. While the property's current plan directs northern runoff southward to discharge onto adjacent agricultural land, DPA 2 guideline (E.2.12) explicitly prohibits directing stormwater onto agricultural property. The proposed stormwater management approach is intended to manage post-development runoff in a controlled manner, consistent with existing drainage patterns, without introducing new off-site drainage impacts or adverse surface or shallow groundwater effects. The retained engineering professional has indicated that the approach by the applicant is suitable and sufficient for Development Permit consideration (**Attachment 5**).

Lighting and Articulation

The proposed lighting matches the style of existing structures on the property. Under DPA 2 guidelines (E.2.9.1), illumination must be restricted to the minimum required for safety to preserve the island's dark-sky character. The applicant's rationale, noting that the fixtures are dimmable and restricted to upward and downward distribution, satisfactorily addresses these requirements. Although the guidelines express a preference for incandescent bulbs, staff anticipate no negative impacts from the proposed dimmable LEDs and note that dimmable LED lights were not available when the OCP guidelines were drafted.

Landscaping and Neighbourhood Disturbance

The previous DP's have provided sufficient landscaping around the property perimeter and further landscaping will ensure that visual buffers of the proposed structure are maintained. The vegetation assessment (**Attachment 6**) concludes that the proposed development can be accommodated with minimal adverse impact provided the recommended mitigation measures are implemented. The report concludes that the proposed architectural design effectively balances commercial/social space development with the preservation of the site's essential rural screening characters. Moreover, the project effectively enhances the village character while maintaining the essential vegetative screening of the site. Given the provided materials, staff do not anticipate any adverse effects from the proposal.

Protocols

No Islands Trust, [Islands Trust Conservancy](#) or Local Trust Committee agreements have been identified as relevant to the consultation/engagement process (i.e. protocols, MOUs, LOAs).

Agencies

No agency referrals have been identified as necessary.

First Nations

The Islands Trust reviews all applications to ensure the preservation and protection of cultural heritage, archaeological sites, and ancestral places. As reviewed, the application is consistent with respect to SS LTC Standing Resolutions on reconciliation. Notwithstanding, to provide applicants with awareness regarding unknown archaeological areas, staff forwarded the Islands Trust Chance Find Protocol and the provincial Archaeological Branch guidelines on Heritage Act directly to the applicants with the initial application.

Rationale for Recommendation

The application proposes the addition of a third structure on the subject property, which requires a DP application. The application largely satisfies Development Permit Area – 2 guidelines (92%) and the

applicant has taken great care to submit a thorough application that minimizes adverse effects to the surrounding area.

ALTERNATIVES

The SS LTC may wish to consider the following alternatives to the staff recommendation:

1. Request further information

The SS LTC may request further information or revised plans prior to making a decision. Staff advise that the implications of this alternative are increased processing time and potentially increased costs to the applicant. If selecting this alternative, the SS LTC should describe the specific information needed and the rationale for this request. Recommended wording for resolution:

That the Salt Spring Island Local Trust Committee request that the applicant submit to the Islands Trust a [specify type of report], completed by a Professional [specify professional] which identifies the specific [identify concerns] (PLDP20260067, 319 Upper Ganges Road).

2. Deny the application

The SS LTC may deny the application. Staff advise that the implications of this alternative is file closure. If this alternative is selected, the SS LTC must state the reasons for denial. Recommended wording for the resolution is as follows:

That the Salt Spring Island Local Trust Committee deny application PLDP20260067 for the following reasons:

- a. The guidelines relating to building form are not substantially met.*
- b. [list reasons]*

NEXT STEPS

If the SS LTC accepts staff's recommendation, the DP will be issued and the applicant can pursue a building permit.

Submitted By:	Anthony Fotino, Island Planner	May 26, 2026
Concurrence:	Stefan Cermak, Director Planning Services	June 1, 2026

ATTACHMENTS

1. Site Context
2. DPA Guidelines
3. Drawing Package
4. Landscape Drawings
5. Drainage Assessment
6. Vegetation Assessment
7. Project Narrative
8. Proposed Development Permit

ATTACHMENT 1 – SITE CONTEXT

LOCATION

Legal Description	LOT B, SECTION 5, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN VIP54681
PID	017-860-270
Civic Address	319 UPPER GANGES RD SALT SPRING ISLAND BC V8K 1R7

LAND USE

Current Land Use	Food processing, retail sales.
Surrounding Land Use	North – General Employment (Food processing, retail sales, building supply sales), Residential. East – General Employment (various – Merchant Mews). South – Agriculture. West – General Employment (storage).

HISTORICAL ACTIVITY

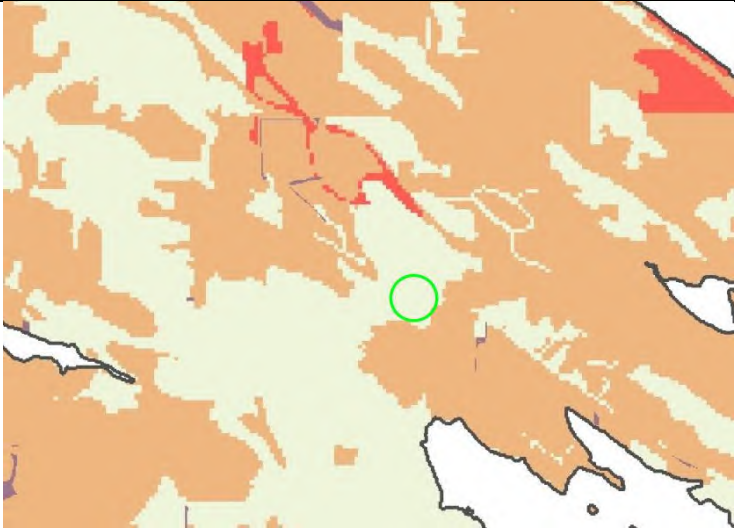
File No.	Purpose
SS-DP-2004.2	Construct 3 industrial buildings.
SS-DP-2012.5	Proposed amendment to SS-DP-2004.2 (closed).
UN-SUB-1991.7	Creation of subject property.
SS-DP-2022.1	Construct Building 'A'

POLICY/REGULATORY

Official Community Plan Designations	General Employment and Commercial Services Development Permit Area 2 – Non-Village Commercial and General Employment.
Land Use Bylaw	General Employment 1 (b): GE1 Principal Uses, Buildings and Structures Boat building, servicing and repairs Car wash accessory to vehicle and equipment sales, rental and repair Collection of recyclable materials, excluding outdoor sorting and storage Commercial composting facility Contractor's shop Creative industry Farm-related light industry Food processing, including off-farm storage and processing Funeral homes Indoor storage Light industry Public service uses Public utility uses

	<p>Rental, repair, sales, and service of equipment, machinery, boats, and vehicles</p> <p>Sales of building supplies, appliances and furniture, including outdoor sales and storage</p> <p>Veterinarian clinics and animal hospitals</p> <p>Wholesale sales</p> <p>Accessory Uses</p> <p>Retail sales accessory to a permitted principal use</p> <p>One dwelling unit accessory to a permitted principal use</p> <p>Office use accessory to a permitted principal use</p> <p>Zone Variation – GE1(b)</p> <p>(4) In addition to the <i>principal uses</i> permitted in the GE1 zone the following <i>uses</i> are also permitted:</p> <p>(a) Storage of goods and vehicles, with the exception of <i>outdoor storage</i> of derelict vehicles or equipment, or waste materials.</p>
Other Regulations	Adjacent to ALR
Covenants	EF105973 – Requirement for DP prior to any work done.
Bylaw Enforcement	None.

SITE INFLUENCES

Islands Trust Conservancy	No referral/process requirements: Per Policy 3.3.ii
Regional Conservation Strategy	 <p>Rated low priority.</p>
Species at Risk	Western Painted Turtle Pacific Coast population. Federal Recovery Strategies for that species at risk.



Sensitive Ecosystems

None mapped.

Hazard Areas



	Areas of low and moderate steep slope risk.
Archaeological Sites	The owners and applicant should be aware that there is still a chance that the lot may contain previously unrecorded archaeological material that is protected under the <i>Heritage Conservation Act</i> . If such material is encountered during development, all work should cease and Archaeology Branch should be contacted immediately as a <i>Heritage Conservation Act</i> permit may be needed before further development is undertaken. This may involve the need to hire a qualified archaeologist to monitor the work.
Climate Change Adaptation and Mitigation	Potential impacts on proposed development from anticipated or possible climate change induced hazards, eg sea level rise unknown.
Shoreline Classification	Not Applicable.
Shoreline Data in TAPIS	Not Applicable.

ATTACHMENT 2 – DEVELOPMENT PERMIT AREA GUIDELINES

DEVELOPMENT PERMIT AREA 2 – NON-VILLAGE COMMERCIAL AND GENERAL EMPLOYMENT

Objective
E.2.3.1 To ensure that the commercial and general employment businesses allowed in rural and residential neighborhoods can develop with the least impact on neighboring properties.
E.2.3.2 To avoid a level of design regulation that could affect the viability of small commercial and industrial businesses.
E.2.3.3 To protect nearby <i>agricultural lands</i> (including their water supplies) and to reduce the potential for conflicts between agricultural activities and higher density settlement areas.

Guideline	Complies	Comments
E.2.4 Guidelines for General Site Design, Building Location and Access		
E.2.4.1 Property line setbacks should not be varied from those allowed by local bylaws	Yes	Staff Comments: Not reduction in setback required.
E.2.4.2 Site access to commercial and general employment properties should maintain the character of the surrounding neighbourhood as much as possible; there should ideally be only one access to a commercial or general employment property from the public street.	Partially	Staff Comments: Proposal does not change long-standing site access nor the neighborhood character, but there are two points of site access.
E.2.4.3 Sites should be designed to minimize impacts on neighbouring properties and public areas, including water surfaces. Particular attention should be paid to locating and screening loading docks, garbage and recycling containers and other service areas so that visual and noise impacts are minimal.	Yes.	Staff Comments: Screening/fencing has been utilized to minimize impacts to surrounding properties, with loading area located behind proposed building C and screened from the Eastern property line. This is identified on the provided landscape plan.
E.2.4.4 An effective vegetation screen, providing a visual barrier, noise abatement, and dust barrier, as required, should be maintained along any boundary with a non-commercial or non-general employment property.	Yes	Staff Comments: Existing vegetation screening has been utilized and further screening is proposed on landscape plan. Most surrounding properties are zoned for General Employment.
E.2.4.5 Developments adjoining agricultural lands should be designed to minimize conflicts with that land. The location of access roads, the siting of structures and the layout of subdivisions should follow the edge planning guidelines developed by the Ministry of Agriculture and Lands and the Agricultural Land Commission as a guide to implementing the Farm Practices Protection (Right to Farm) Act (MAFF, 1996). Site designs should allow for a vegetated buffer, as outlined in Guideline E.2.8.7.	Yes	Staff Comments: Area under consideration in this application is buffered from adjacent agricultural land. Proposed development is located on the rear of the property, with proposed parking visually screened from the agricultural site. No access or structures proposed within 15 meters of agricultural property line. Applicant is providing a 21.6-meter setback from rear lot line which is adjacent to agricultural land.

E.2.4.6 Where the subject property adjoins agricultural land, building setbacks for general employment and commercial uses should be at least 15 m from the property line, to be consistent with the Guide to Edge Planning (2015), developed by the BC Ministry of Agriculture.	Yes	Staff Comments: Area under consideration in this application is set back an adequate amount from adjacent agricultural land.
E.2.5 Guidelines for Offstreet Parking, Location and Design		
E.2.5.1 Commercial and general employment parking lots with more than 15 spaces should be screened from adjacent streets and homes. If this is not possible, the lot should be landscaped to break up large continuous parking areas.	Yes.	Staff Comments: The parking area is screened from Upper rear property line.
E.2.5.2 Areas should be provided for the loading and unloading of delivery trucks. The site should allow delivery trucks to manoeuvre without having to block or back onto adjacent streets.	Yes	Staff Comments: Sufficient area provided.
E.2.5.3 Emergency vehicles should be able to readily reach all parts of the development	Yes	Staff Comments: Access appears possible and supported by multiple accesses.
E.2.6 Guidelines for Building Form		
E.2.6.1 Building height should not exceed that permitted by local bylaws and should minimize the obstruction of views from neighbouring structures.	Yes	Staff Comments: Height of proposed building is consistent with Land Use Bylaw regulations
E.2.6.2 On sloping land, horizontal modulation (stepped buildings) should be used so buildings and structures conform to the site.	Yes	Staff Comments: Proposed development on sloped portion of property, with a step-down element to reduce massing.
E.2.6.3 Existing site topography and landscape should not be altered and should be complemented by proposed structures.	Yes	Staff Comments: Topography not being altered and existing vegetation proposed to be Retained and added to for effective screen development.
E.2.6.4 Where development is allowed along shorelines, it should be designed to conform to, rather than conceal the natural contours of the land that borders the shoreline.	n/a	Staff Comments: not shoreline development.
E.2.6.5 Large new structures should avoid long, homogenous facades. They should have a scale, size, massing, shape, roof line and exterior finish varied and articulated to reduce apparent mass.	Yes	Staff Comments: Façade relatively articulated and stepped to reduce apparent mass.
E.2.6.6 Where practical, building roofs should be similar in design to those on neighbouring structures.	Yes	Staff Comments: Proposed structure has peaked roof
E.2.6.7 Roof-top mechanical equipment (satellite dishes, air-conditioning) should be screened from view.	n/a	Staff Comments: No mechanical equipment proposed.
E.2.6.8 Large areas of curtain-wall glazing should not be used.	Yes	Staff Comments: Not part of proposed structure.
E.2.6.9 All portions of a building should be authentic, functional space - artificial or contrived architectural features should not	Yes	Staff Comments: No such elements proposed. Patio and building spaces all appear as functional space.

be included in building designs.		
E.2.7 Guidelines for Building Exteriors		
E.2.7.1 Where a large new commercial service or general employment building is visible from public streets, an effort should be made to make it unobtrusive.	N/A	Staff Comments: Proposed structure should not be visible from street.
E.2.8 Guidelines for Landscaping and Parking Lot Surfaces		
E.2.8.1 Where large new commercial or general employment developments are visible from streets or other public areas, site landscaping should be installed before issuance of the building occupancy permit. A letter of credit should be deposited with the Local Trust Committee for an amount equal to 150% of the cost of the work to complete any landscaping that would be visible from public areas.	N/A	Staff Comments: Proposed building is only visible within the property, as it is screened by additional buildings onsite and significant landscaping.
E.2.8.2 Where landscaping of large new commercial and general employment areas is visible from public areas, informal, natural landscaping with native species is encouraged as opposed to formal, decorative plantings.	Yes	Staff Comments: Existing and proposed vegetation buffer does not consist of formal or decorative plantings.
E.2.8.3 New plant materials should be chosen with a view to conserve water.	Yes	Staff Comments: Current and proposed landscaping are not expected to require increased water usage.
E.2.8.4 Landscaping next to creeks and lakes should remain natural and wild to protect fish habitat. Plant species with a high water demand or that may require the use of pesticides or fertilizers should not be located in this area. Bark mulches and impermeable landscape fabric should not be used.	N/A	Staff Comments: Property not next to a lake or creek.
E.2.8.5 Where practical, special care should be taken to retain existing vegetation and incorporate it into new development.	Yes	Staff Comments: Existing vegetation will be substantially retained, except where new building is sited.
E.2.8.6 Fencing should be natural in appearance and coordinated with the design of the main building	Yes	Staff Comments: Existing fencing is wooden.
E.2.8.7 Where the property being subdivided or developed adjoins a property zoned for residential or commercial guest accommodation uses, a vegetated buffer of at least 3 m is to be planted or retained. The buffer width should increase to at least 7.5 m where general employment or commercial uses (with the exception of a farm business) are not contained within a building.	n/a	Staff Comments: Property not being subdivided.
E.2.9 Guidelines for Lighting		
E.2.9.1 Lighting should be kept to the minimum necessary for safety and visibility, to maintain a low level of light in the island's night time atmosphere.	Yes	Staff Comments: Lighting proposed includes down/up lit fixtures installed on the side of the building which are dimmable. All lights are consistent with allowable regulations.

E.2.9.2 Light fixtures should be carefully chosen to focus light on the area to be illuminated.	Yes	Staff Comments: Lighting is proposed to only service necessary areas.
E.2.9.3 Incandescent fixtures are preferred.	No	Staff Comments: LED, dim and up/down lit
E.2.9.4 Flashing or strobe lights should not be used to attract attention to commercial uses. Neon lighting should not be used outside buildings.	Yes	Staff Comments: No such lighting proposed.
E.2.10 Guidelines for Signs		
E.2.10.1 Total sign area should not exceed that permitted by local bylaws.	N/A	Staff Comments: No new signage proposed.
E.2.10.2 Signs should not be placed more than 5 m above the ground.	N/A	Staff Comments: No new signage proposed.
E.2.10.3 Plastic, back lit signs should not to be used.	N/A	Staff Comments: No new signage proposed.
E.2.10.4 Signs should not move or be audible. They should not incorporate lighting that moves or flashes or gives the impression of doing so.	N/A	Staff Comments: No new signage proposed.
E.2.11 Guidelines for Subdivision		
E.2.11.1 Land in this Development Permit Area should not be subdivided so that parking becomes visible from public streets and neighbouring properties, if it had been screened to meet the guidelines of this Area.	n/a	Staff Comments: Not a subdivision.
E.2.11.2 When land that is zoned for general employment or commercial service use is subdivided, lot configuration should encourage the development of a single entrance from the public street. An internal circulation system should be developed that does not require vehicles to manoeuvre outside the property. New lot sizes and shapes should ensure that a vegetation buffer can be maintained along the border with neighbouring properties.	n/a	Staff Comments: Not a subdivision.
E.2.12 Guidelines regarding Stormwater Drainage and Water Pollution		
E.2.12.1 New commercial or general employment developments that will create more than 280 m ² of new impervious surfacing should include a report prepared by a Professional Engineer that determines the extent of changes to the natural drainage. It should identify any conditions that should be incorporated into the development permit to protect property from flooding, erosion or from other undesirable impacts as a result of changes to stormwater runoff. Particular attention should be paid to ensuring that drainage changes will not result in detrimental impacts such as flooding or reduced groundwater availability on agricultural	Yes	Staff Comments: Integrated rainwater management plan developed in line with landscaping plan. Drainage assessment provided by professional engineer.

lands or watercourses that either adjoin the development or are located in the same watershed.		
E.2.12.2 Developments that would create less than 280 m2 of impervious surface area should not alter drainage in a way that would cause detrimental impacts on other properties, including agricultural land. The Local Trust Committee could request that a drainage plan be prepared by a Professional Engineer to assist in establishing development permit conditions related to drainage.	N/A	Staff Comments: Development service area over 280 m2.
E.2.12.3 Development should not result in the pollution of surface or groundwater supplies. Particular care should be taken to ensure that there are no detrimental impacts on agricultural land or fishbearing watercourses because of water pollution.	Yes	Staff Comments: The preliminary stormwater strategy includes distributed infiltration and detention measures, rainwater reuse, vegetated treatment areas, and sediment control features.
E.2.13 Guidelines regarding Buffering for Commercial Composting Facilities		
E.2.13.1 New commercial composting facilities, subject to the Capital Regional District Composting Facilities Regulation Bylaws, should be buffered from neighbouring uses in a manner consistent with the Compost Facility Requirements Guideline: How to Comply with Part 5 of the Organic Matter Recycling Regulation (Ministry of Water, Land and Air Protection, 2004).	n/a	Staff Comments: Not a composting facility.

Attachment 3

LOT 6
BLOCK A
PLAN VIP7987

LOT 5
BLOCK A
PLAN VIP7987

LOT 4
BLOCK A
PLAN VIP7987

LOT A
PLAN VIP54681

LOT B
PLAN
VIP54681

EXISTING
BUILDING A
MFE / 99.1m

EXISTING
BUILDING B
MFE / 98.8m

PLAN
VIS4561

PART PARCEL H
(DD 638491)
NORTH SALT SPRING
RANGE 3 EAST

DRAWING LIST

ARCHITECTURAL		
SHEET #	DRAWING DESCRIPTION	SCALE
A.100	EXISTING SITE PLAN	1:250
A.101	EXISTING SITE SECTIONS	AS NOTED
A.102	SITE SURVEY	1:400
A.103	SITE PLAN	1:250
A.104	ZONING CALCULATIONS	1:150
A.200	MAN FLOOR PLAN	3/16" = 1'-0"
A.201	MEZZANINE FLOOR PLAN	3/16" = 1'-0"
A.202	PARKING PLAN	3/16" = 1'-0"
A.203	FOUNDATION PLAN	3/16" = 1'-0"
A.204	ROOF PLAN	3/16" = 1'-0"
A.205	SECTIONS	3/16" = 1'-0"
A.206	ELEVATIONS	3/16" = 1'-0"
A.207	ELEVATIONS	3/16" = 1'-0"
A.208	LIGHTING PLAN	1/8" = 1'-0"
A.300	EXTERIOR RENDERINGS	NTS
15	SHEETS IN SET	

BCBC 2024

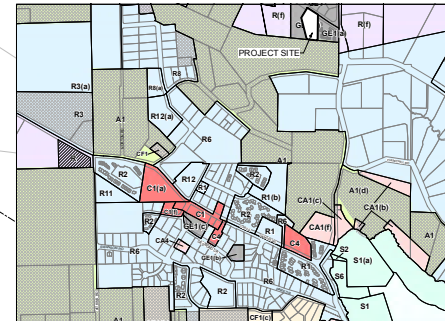


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ZONING MAP



SITE CONTEXT MAP



PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING

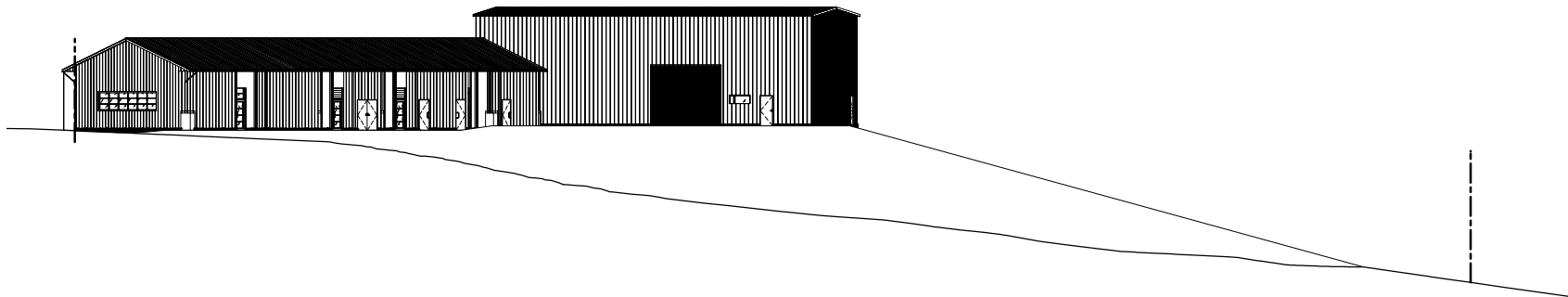
EXISTING SITE PLAN

PROJECT NO. 2190 DRAWN BY TD/SP

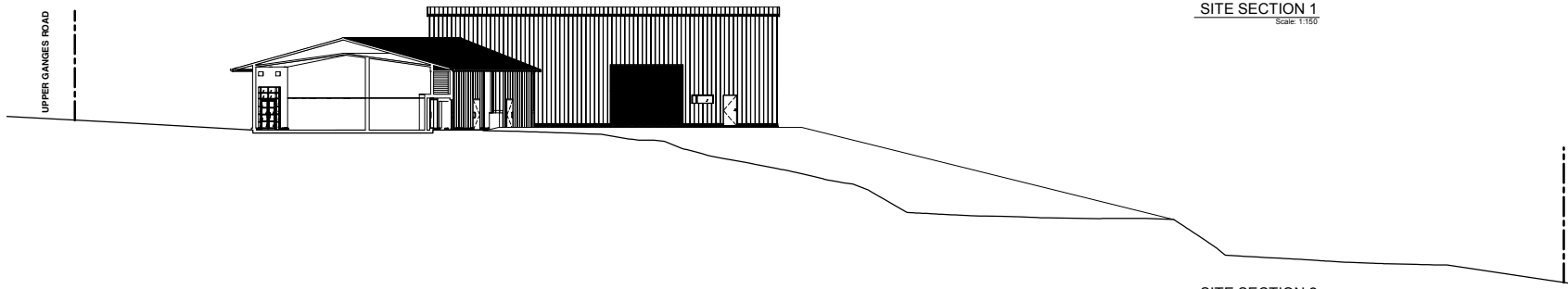
PLOT DATE 2026-02-05 SCALE 1:250

DRAWING A.100

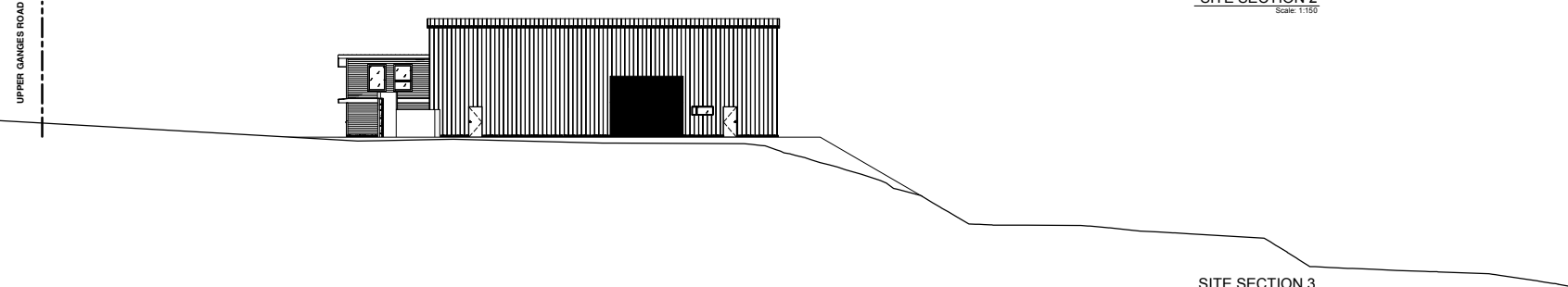
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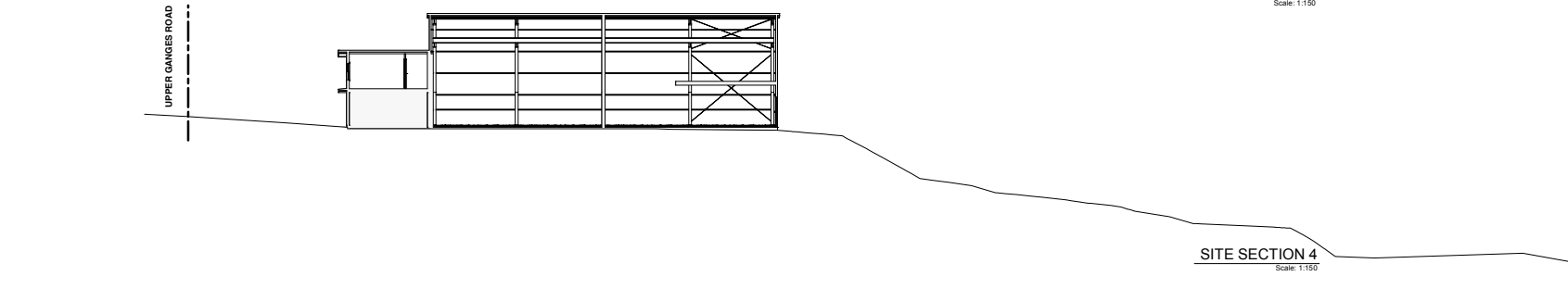
SITE SECTION 1
Scale: 1:150



SITE SECTION 2
Scale: 1:150



SITE SECTION 3
Scale: 1:150



SITE SECTION 4
Scale: 1:150



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SEAL

PROJECT
319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING
EXISTING SITE SECTIONS

PROJECT NO.	2190	DRAWN BY	TD/SP
PLOT DATE	2026-02-05	SCALE	AS NOTED

DRAWING
A.101

**SITE PLAN OF LOT B, SECTION 5, RANGE 3 EAST, NORTH SALT SPRING ISLAND,
COWICHAN DISTRICT, PLAN VIP54681**

PID 017-860-270



The intended plot size of this plan is 559mm in width by 432mm in height (C-Size) when plotted at a scale of 1:400.

All distances are in metres and decimals thereof, unless otherwise noted.

LEGEND

- denotes Edge of Asphalt
- denotes Block Wall
- denotes Driveway
- denotes Top of Bank
- denotes Fencing
- denotes Power and Water line
- denotes Field
- denotes Traverse Hub placed
- ⊕ denotes Well
- ⊕ denotes Catch Basin
- ⊕ denotes Septic Lat
- ⊕ denotes Manhole - Sanitary
- ⊕ denotes Manhole - Storm
- ⊕ denotes Fuse box
- ⊕ denotes Tree - Deciduous
- ⊕ denotes Tree - Coniferous
- ⊕ denotes Spot Elevation

Elevations are assumed and are based on TH 5748' with an elevation of 100.0 metres.

Contours are at 0.5 metre intervals.

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www.palsi.ca

PART PARCEL H
(DD 638491)
NORTH SALT SPRING
RANGE 3 EAST

LOT A
PLAN VIP54681

UPPER GANGES ROAD

LOT 6
BLOCK A
PLAN VIP7987

LOT 5
BLOCK A
PLAN VIP7987

LOT 4
BLOCK A
PLAN VIP7987

LOT B
PLAN
VIP54681

BUILDING
Area = 196 m²

BUILDING
Area = 333 m²

ELECTRICAL BOX

CONCRETE PATH

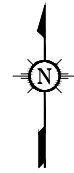
SERVICES

SHED

ESSENTIAL FIRE PROTECTION

HYDRO VAULT

PLAN VIS4561



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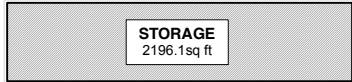
PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

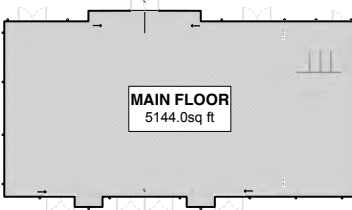
DRAWING

SITE SURVEY

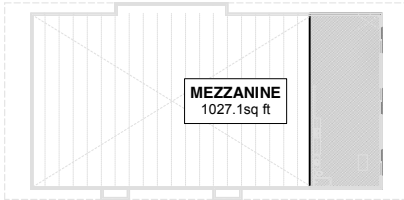
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PLOT DATE	2026-02-05	SCALE	1:400
DRAWING	A.102		



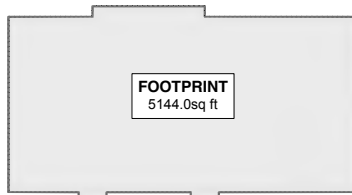
MAIN FLOOR PLAN
Scale: 1/200



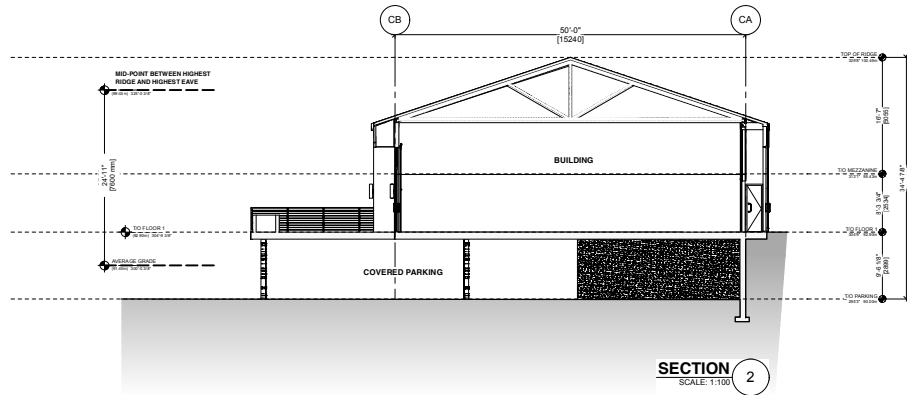
MAIN FLOOR PLAN
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MEZZANINE FLOOR PLAN
Scale: 1/200



CODE BLDG AREA
Scale: 1/200



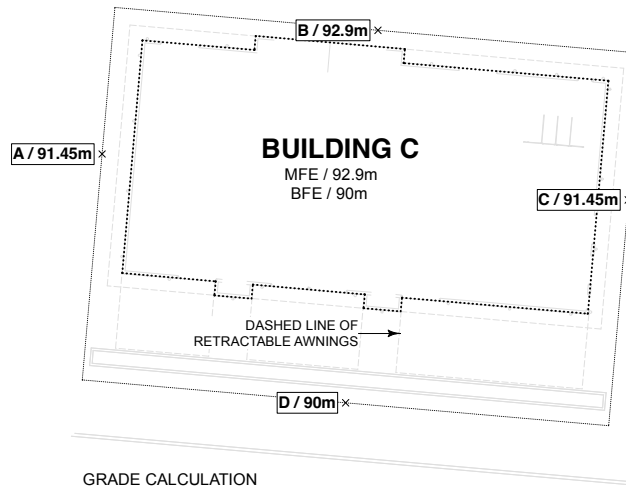
SECTION 2
SCALE: 1/100

GROSS FLOOR AREA

	PROPOSED	
MAIN FLOOR	5,144.0SF	477.9 m ²
MEZZANINE	1,027.1SF	95.4 m ²
STORAGE	2,196.1SF	204.0 m ²
TOTAL:	8,367.2SF	777.3 m²

GRADE CALCULATIONS

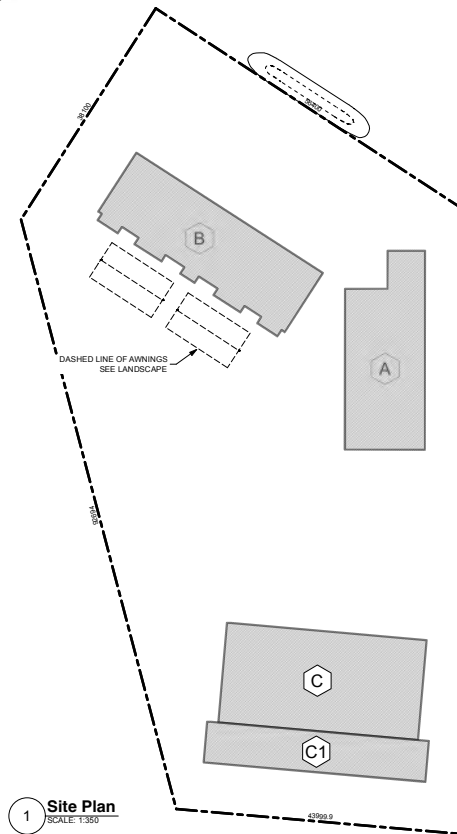
PT	Grade	
A	91.45 m	
B	92.90 m	
C	91.45 m	
D	90.00 m	
	91.45 m	AVERAGE GRADE



GRADE CALCULATION
Scale: 1/350

LOT COVERAGE

TOTAL LOT AREA		6,199.3 M ²	100.0%
#	AREA		
A	BUILDING A	330.9 M ²	5.3%
B	BUILDING B	377.9 M ²	6.1%
C	BUILDING C	470.2 M ²	7.6%
C1	COVERED PARKING	211.4 M ²	3.4%
PROPOSED		1,390.4 M²	22.4%
PERMITTED		4,649.5 M²	75.0%



1 Site Plan
SCALE: 1/350

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PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING

ZONING CALCULATIONS

PROJECT NO.

2190

DRAWN BY

TD/SP

PLOT DATE

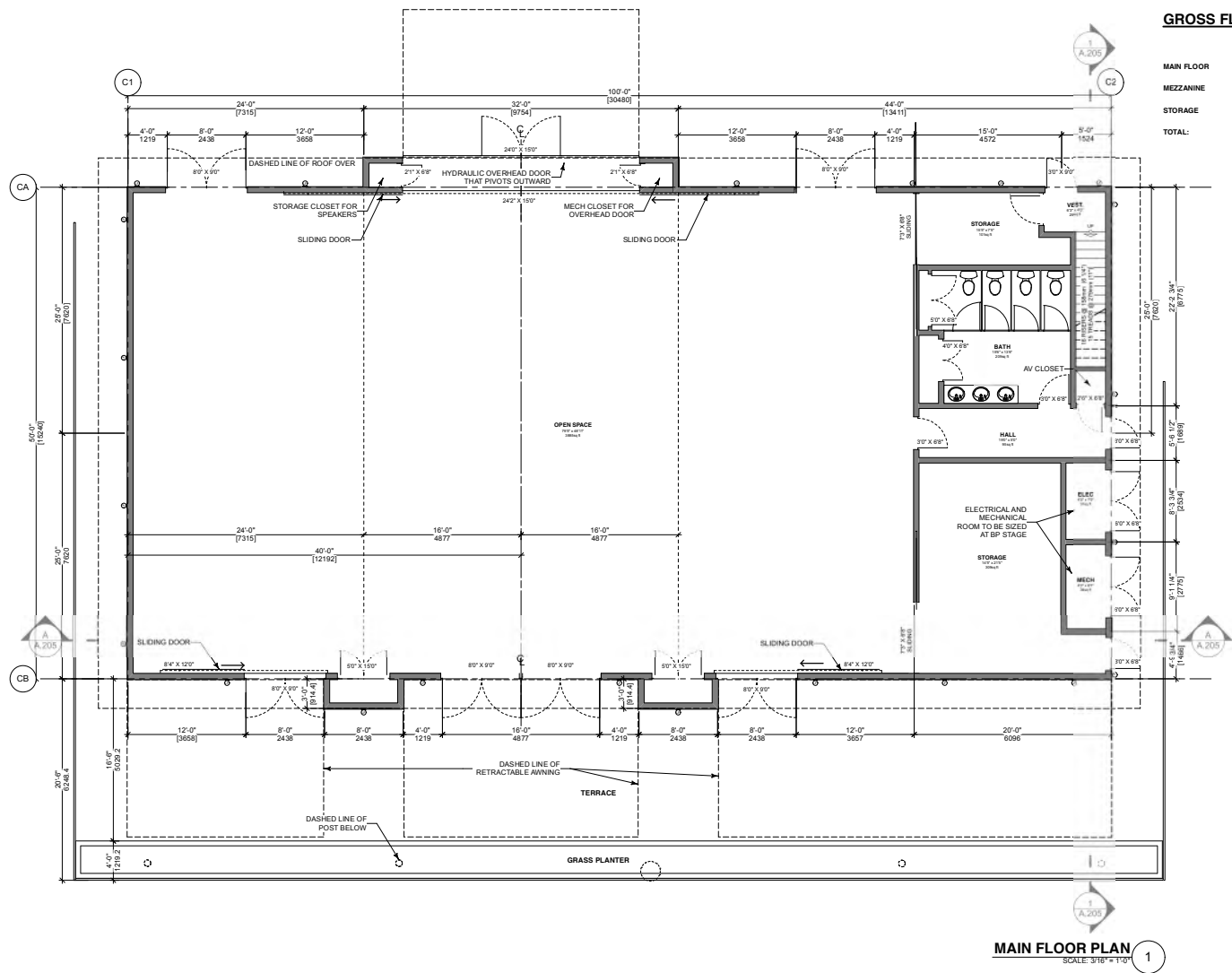
2026-02-05

SCALE

1:150

DRAWING

A.104



GROSS FLOOR AREA

	PROPOSED	
MAIN FLOOR	5,144.05SF	477.9 m2
MEZZANINE	1,027.15SF	95.4 m2
STORAGE	2,196.15SF	204.0 m2
TOTAL:	8,367.25SF	777.3 m2

MAIN FLOOR PLAN
SCALE: 3/16" = 1'-0" 1



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PROJECT
319 UPPER GANGES ROAD
SALT SPRING, BC

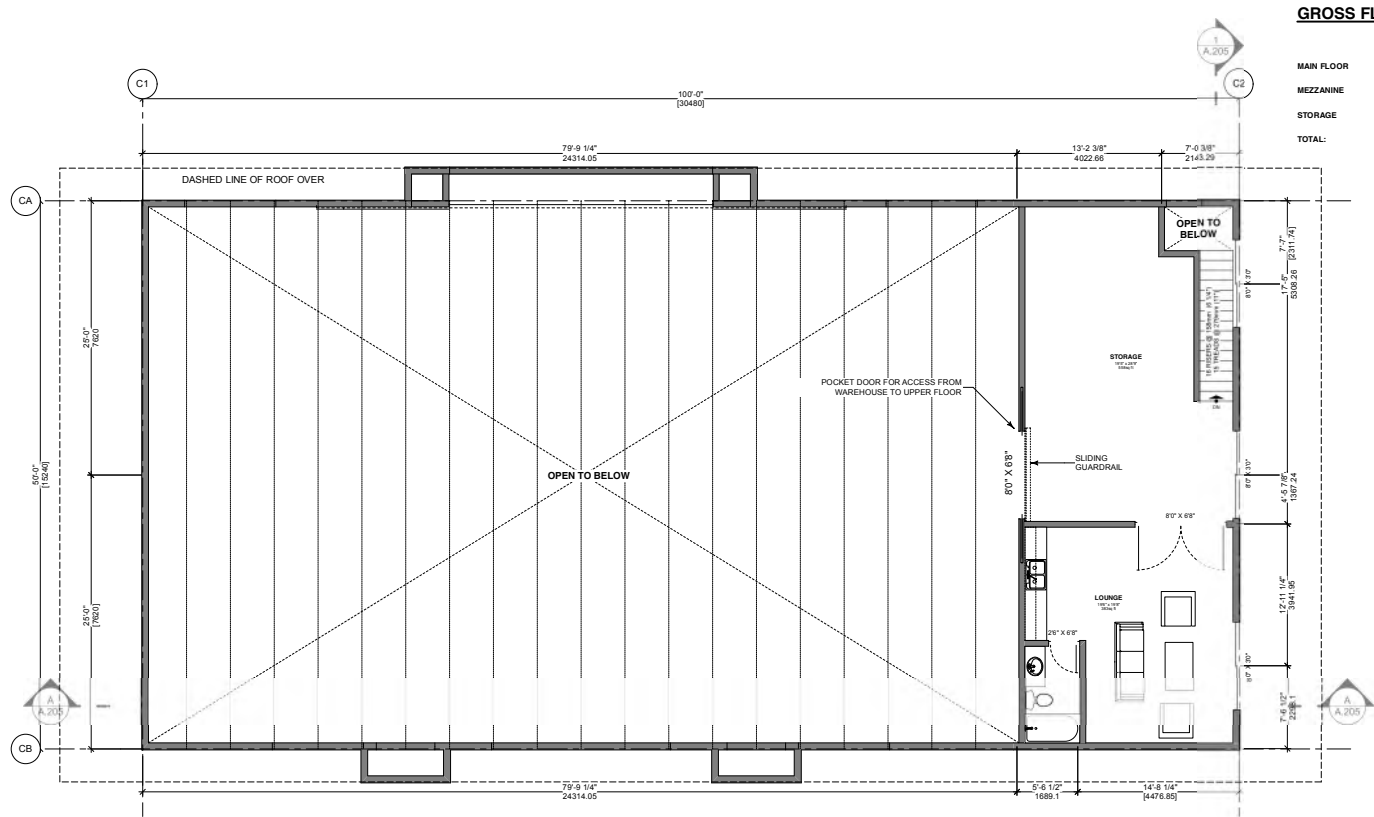
DRAWING
MAIN FLOOR PLAN

PROJECT NO. 2190 DRAWN BY TD/SP

PLOT DATE 2026-02-05 SCALE 3/16" = 1'-0"

DRAWING **A.200**

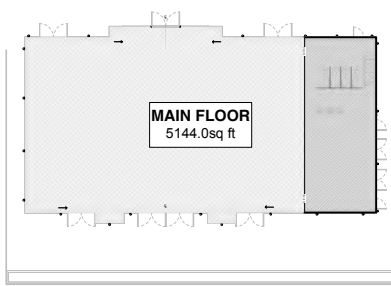
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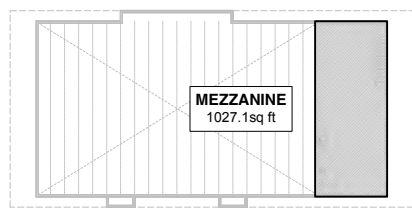
GROSS FLOOR AREA

PROPOSED		
MAIN FLOOR	5,144.05SF	477.9 m2
MEZZANINE	1,027.15SF	95.4 m2
STORAGE	2,196.15SF	204.0 m2
TOTAL:	8,367.25SF	777.3 m2

MEZZANINE FLOOR PLAN
SCALE: 3/16" = 1'-0"



MAIN FLOOR PLAN
Scale: 1/200



MEZZANINE FLOOR PLAN
Scale: 1/200

MEZZANINE FLOOR AREA

PROPOSED		
MAIN FLOOR	4,120.35SF	382.8 m2
MEZZANINE BELOW	1,027.15SF	95.4 m2
MEZZANINE	1,027.15SF	95.4 m2
TOTAL:	6,174.55SF	573.6 m2
EXEMPTIONS:	MEZZ BELOW	1,027.15SF
TOTAL:	5,147.45SF	478.2 m2

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PROJECT
319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING
MEZZANINE FLOOR PLAN

PROJECT NO. 2190 DRAWN BY TD/SP

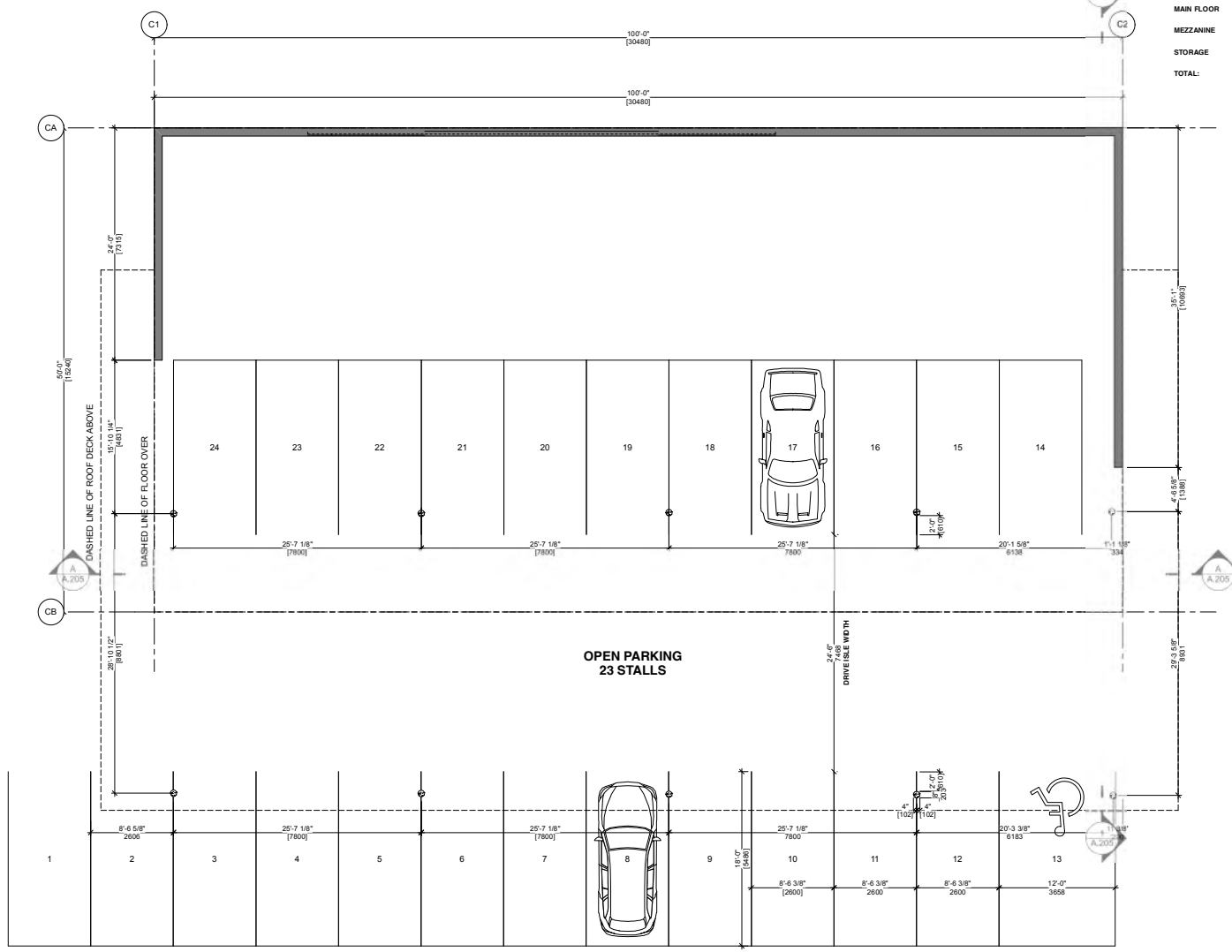
PLOT DATE 2026-02-05 SCALE 3/16" = 1'-0"

DRAWING **A.201**

ISSUED

GROSS FLOOR AREA

PROPOSED		
MAIN FLOOR	5,144.0SF	477.9 m2
MEZZANINE	1,027.1SF	95.4 m2
STORAGE	2,196.1SF	204.0 m2
TOTAL:	8,367.2SF	777.3 m2



**OPEN PARKING
23 STALLS**

PARKING PLAN
SCALE: 3/16" = 1'-0" 1



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SEAL

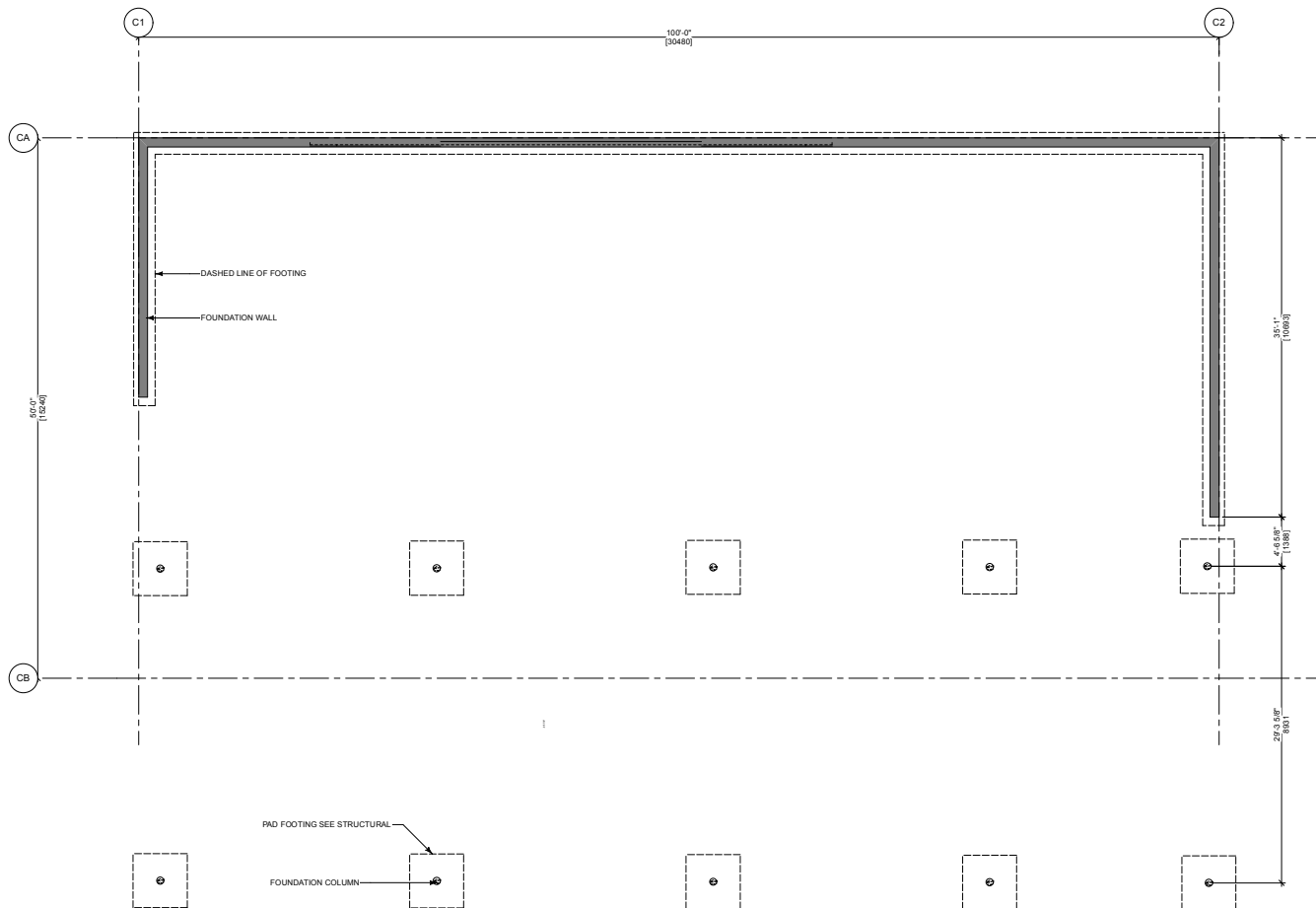
PROJECT
319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING
PARKING PLAN

PROJECT NO. 2190 DRAWN BY TD/SP

PLOT DATE 2026-02-05 SCALE 3/16" = 1'-0"

DRAWING **A.202**



FOUNDATION PLAN
SCALE: 3/16" = 1'-0" 1

ISSUED



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PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING

FOUNDATION PLAN

PROJECT NO.

2190

DRAWN BY

TD/SP

PLOT DATE

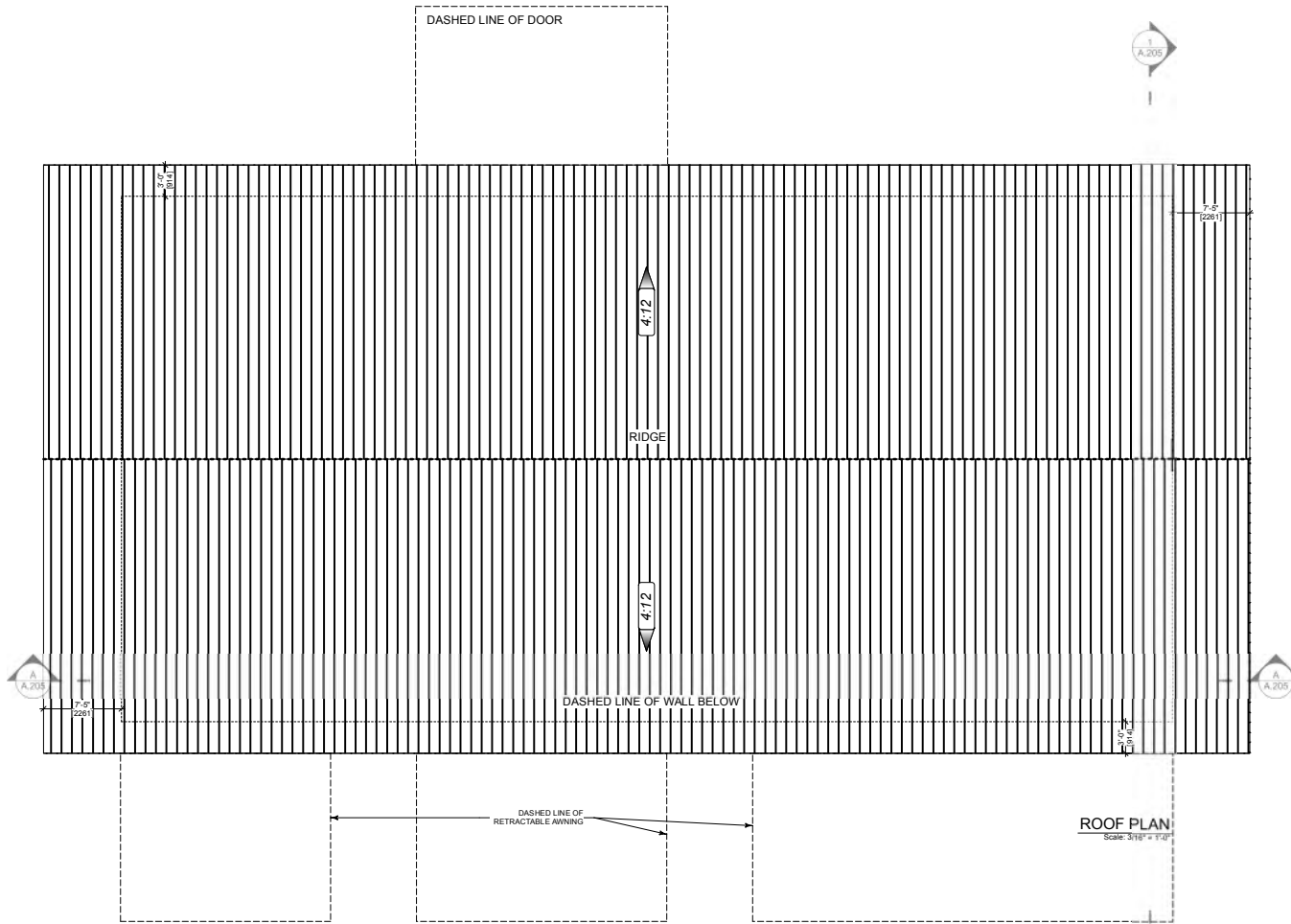
2026-02-05

SCALE

3/16" = 1'-0"

DRAWING

A.203



ROOF PLAN
Scale: 3/16" = 1'-0"

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PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

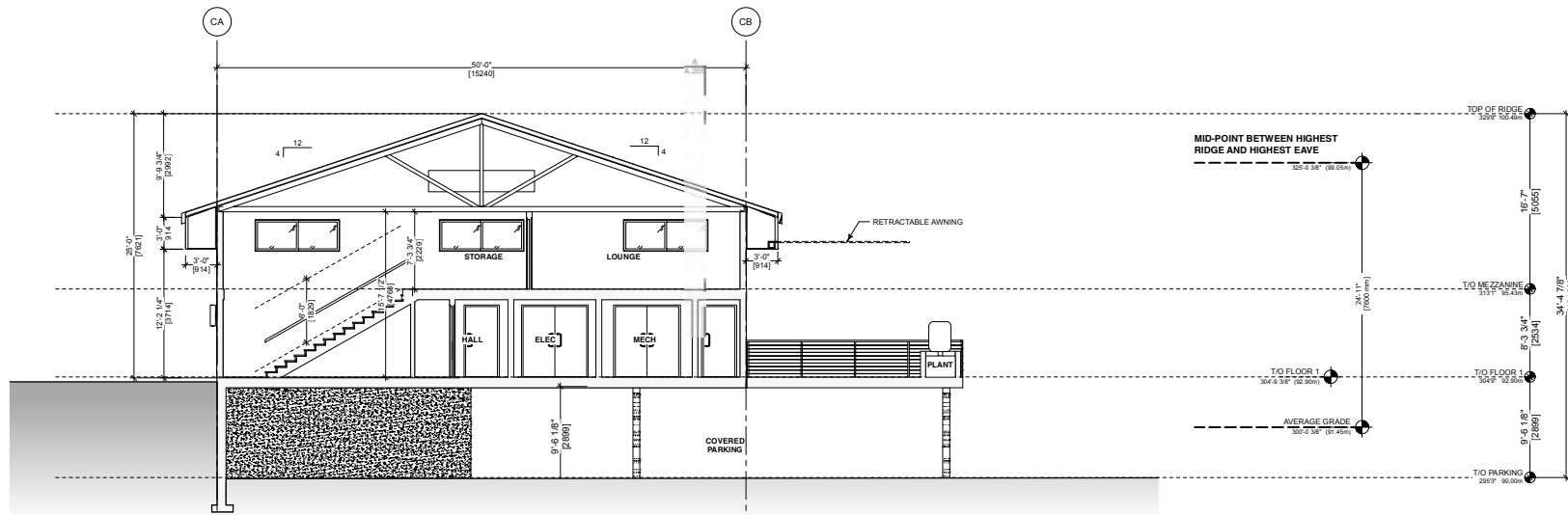
DRAWING

ROOF PLAN

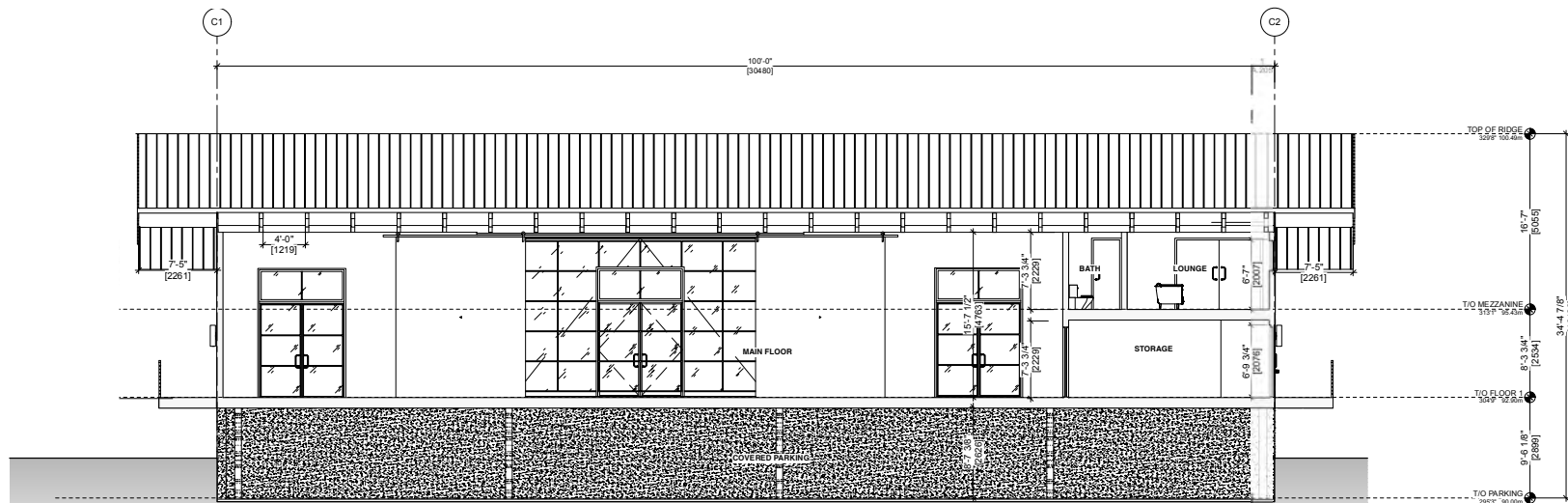
PROJECT NO.	2190	DRAWN BY	TD/SP
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PLOT DATE	2026-02-05	SCALE	3/16" = 1'-0"
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DRAWING	A.204
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SECTION 1
SCALE: 3/16" = 1'-0"



SECTION A
SCALE: 3/16" = 1'-0"

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SEAL

PROJECT
319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING
SECTIONS

PROJECT NO.	2190	DRAWN BY	TD/SP
PLOT DATE	2026-02-05	SCALE	3/16" = 1'-0"
DRAWING	A.205		

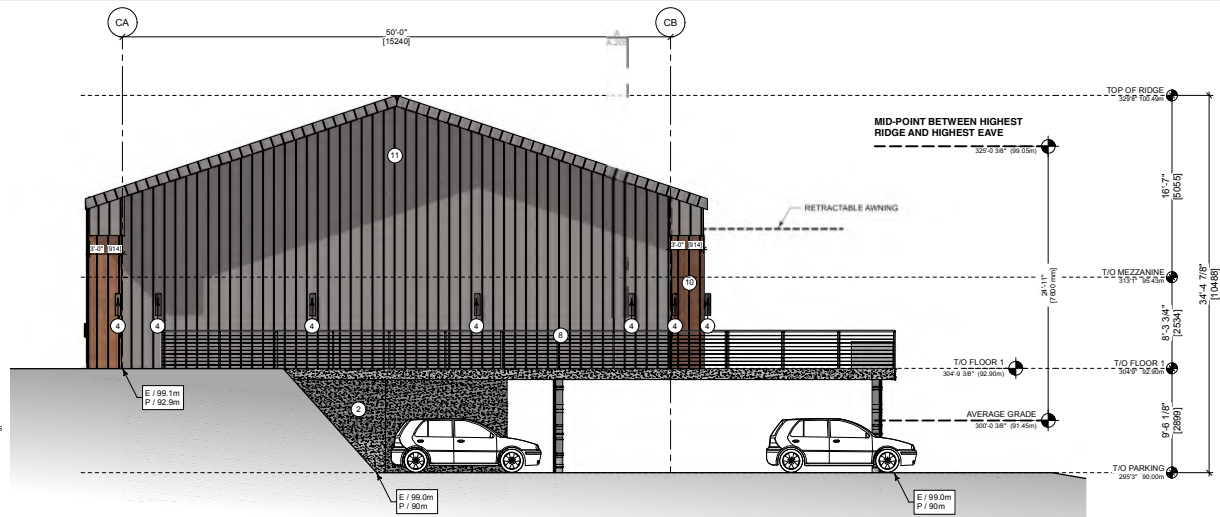
EXTERIOR FINISHES

- 1 ALUMINUM FRAME WINDOWS
 - 2 EXPOSED CONCRETE
 - 3 EXTERIOR METAL DOOR
 - 4 EXTERIOR WALL MOUNTED SCONCE LIGHT MODEL: KUZCO - LUND EW3207-BK**
 - 5 METAL ROOF
 - 6 METAL ROOFING
 - 7 POT LIGHTS
 - 8 PREFINISHED METAL GUARDRAIL
 - 9 STOREFRONT DOORS AND GLAZING
 - 10 WESTFORM METAL VARIABLE PLANK SIDING COLOUR: CORTEN
 - 11 BLACK STANDING SEAM SIDING COLOUR: BLACK
 - 12 METAL LOUVERS
- ** SIMILAR OR APPROVED EQUAL

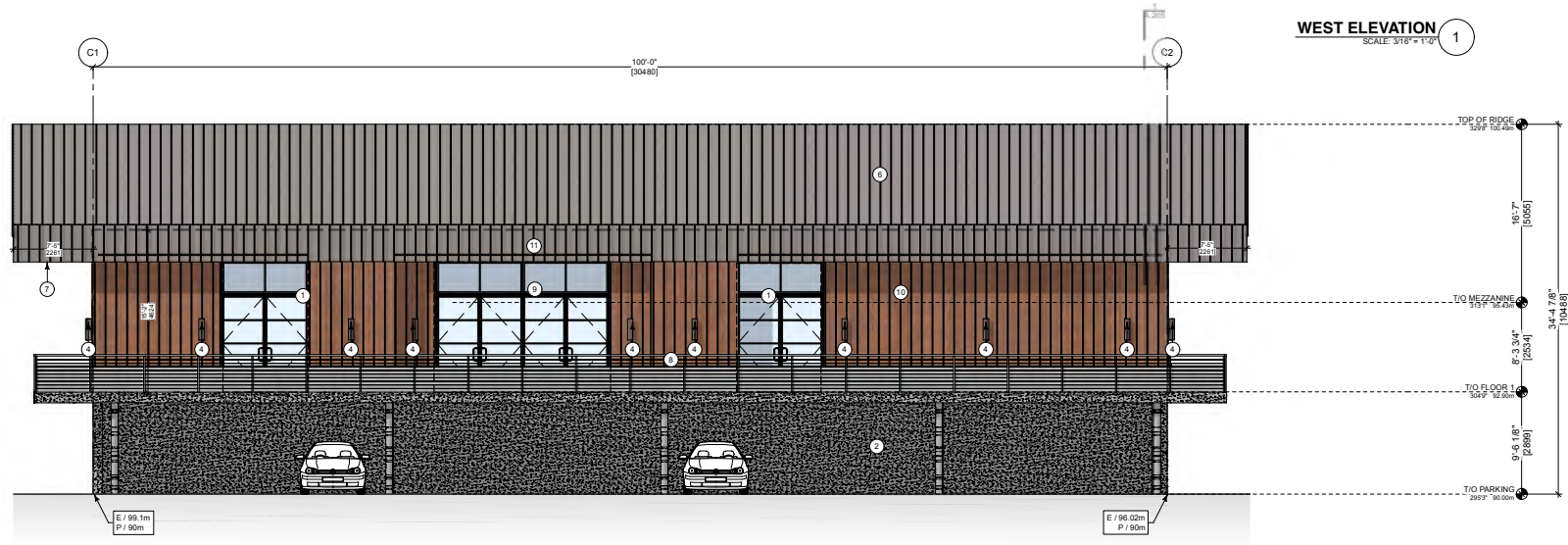
BUILDING EXPOSURE AND SPATIAL SEPARATION (9.10.14.4.)

NC = NONCOMBUSTIBLE CONSTRUCTION
C = COMBUSTIBLE CONSTRUCTION

COMPARTMENT A	AREA OF FACADE	LIMITING DISTANCE	UNPROTECTED OPENINGS		CONSTRUCTION OF BUILDING FACE	CLADDING
			Allowed	Actual		
NORTH FACADE	92.5 m ²	9.90 m TO PROPERTY LINE	62.6 %	0 %	3/4 hr, C	C or NC
EAST FACADE	140.2 m ²	25.99 m TO FACE OF BUILDING A	100.0 %	40 %	3/4 hr, C	C or NC
SOUTH FACADE	92.2 m ²	5.83 m TO PROPERTY LINE	26.2 %	17.9 %	1 hr, NC	NC
WEST FACADE	142.7 m ²	13.71 m TO PROPERTY LINE	60.3 %	25.4 %	1 hr, NC	NC



WEST ELEVATION 1
SCALE: 3/16" = 1'-0"



SOUTH ELEVATION 2
SCALE: 3/16" = 1'-0"

ISSUED



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SEAL

PROJECT
319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING
ELEVATIONS

PROJECT NO.	2190	DRAWN BY	TD/SP
PLOT DATE	2026-02-05	SCALE	3/16" = 1'-0"
DRAWING	A.206		

EXTERIOR FINISHES

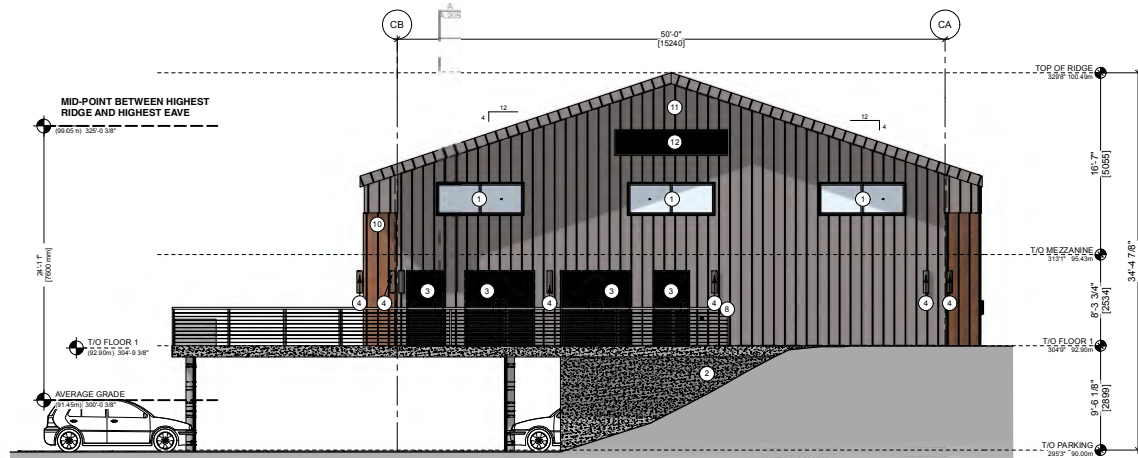
- 1 ALUMINUM FRAME WINDOWS
- 2 EXPOSED CONCRETE
- 3 EXTERIOR METAL DOOR
- 4 EXTERIOR WALL MOUNTED SCONCE LIGHT MODEL: KUZCO - LUND EW3207-BK**
- 5 METAL ROOF
- 6 METAL GUARDRAIL
- 7 POT LIGHTS
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- 11 BLACK STANDING SEAM SIDING COLOUR: BLACK
- 12 METAL LOUVERS
- ** SIMILAR OR APPROVED EQUAL

BUILDING EXPOSURE AND SPATIAL SEPARATION (9.10.14.4.)

NC = NONCOMBUSTIBLE CONSTRUCTION

C = COMBUSTIBLE CONSTRUCTION

COMPARTMENT A	AREA OF FACADE	LIMITING DISTANCE	UNPROTECTED OPENINGS		CONSTRUCTION OF BUILDING FACE	CLADDING
			Allowed	Actual		
NORTH FACADE	92.5 m ²	9.90 m TO PROPERTY LINE	62.6 %	0 %	3/4 hr, C	C or NC
EAST FACADE	140.2 m ²	25.99 m TO FACE OF BUILDING A	100.0 %	40 %	3/4 hr, C	C or NC
SOUTH FACADE	92.2 m ²	5.83 m TO PROPERTY LINE	26.2 %	17.9 %	1 hr, NC	NC
WEST FACADE	142.7 m ²	13.71 m TO PROPERTY LINE	60.3 %	25.4 %	1 hr, NC	NC



EAST ELEVATION 1
SCALE: 3/16" = 1'-0"



NORTH ELEVATION 2
SCALE: 3/16" = 1'-0"

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SEAL

PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING

ELEVATIONS

PROJECT NO.

2190

DRAWN BY

TD/SP

PLOT DATE

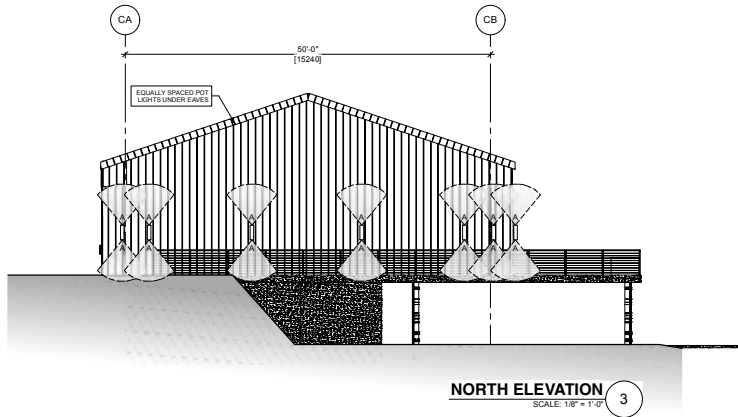
2026-02-05

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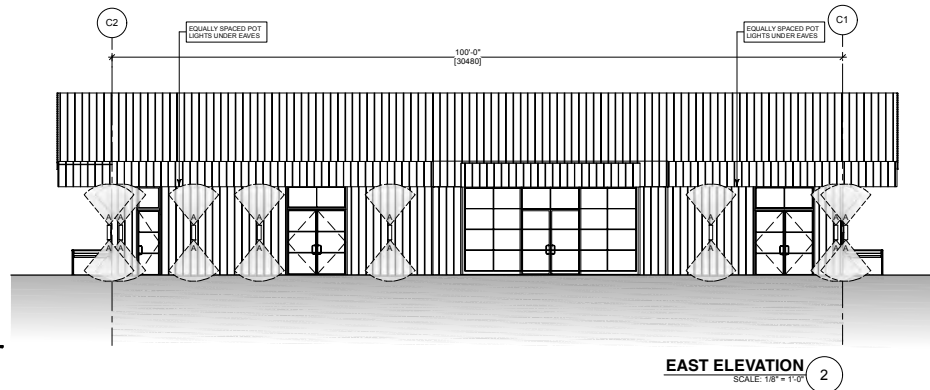
3/16" = 1'-0"

DRAWING

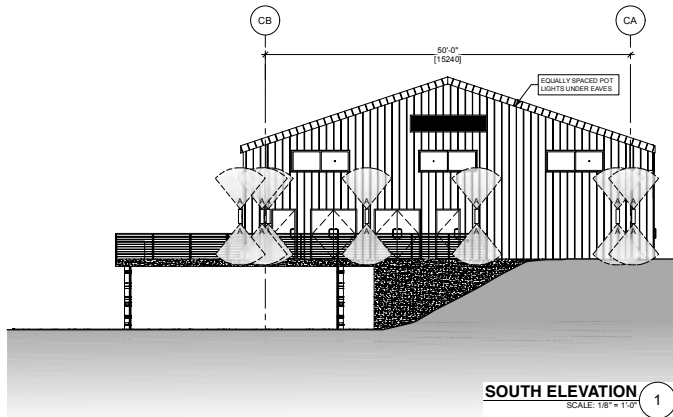
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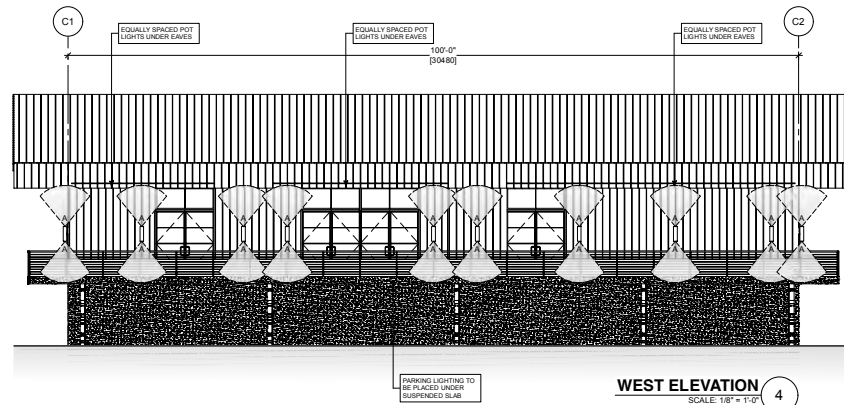
NORTH ELEVATION 3
SCALE: 1/8" = 1'-0"



EAST ELEVATION 2
SCALE: 1/8" = 1'-0"



SOUTH ELEVATION 1
SCALE: 1/8" = 1'-0"



WEST ELEVATION 4
SCALE: 1/8" = 1'-0"

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PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING

LIGHTING PLAN

PROJECT NO.	2190	DRAWN BY	TD/SP
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PLOT DATE	2026-02-05	SCALE	1/8" = 1'-0"
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DRAWING	A.208
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ALL RENDERINGS ARE ARTISTIC AND REPRESENTATIONAL IN NATURE. REFER TO THE ARCHITECTURAL, LANDSCAPE, CIVIL, AND CONSULTANT DRAWINGS FOR FINAL MATERIALS, DIMENSIONS, AND CONSTRUCTION DETAILS.

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PROJECT

319 UPPER GANGES ROAD
SALT SPRING, BC

DRAWING

EXTERIOR RENDERINGS

PROJECT NO.	2190	DRAWN BY	TD/SP
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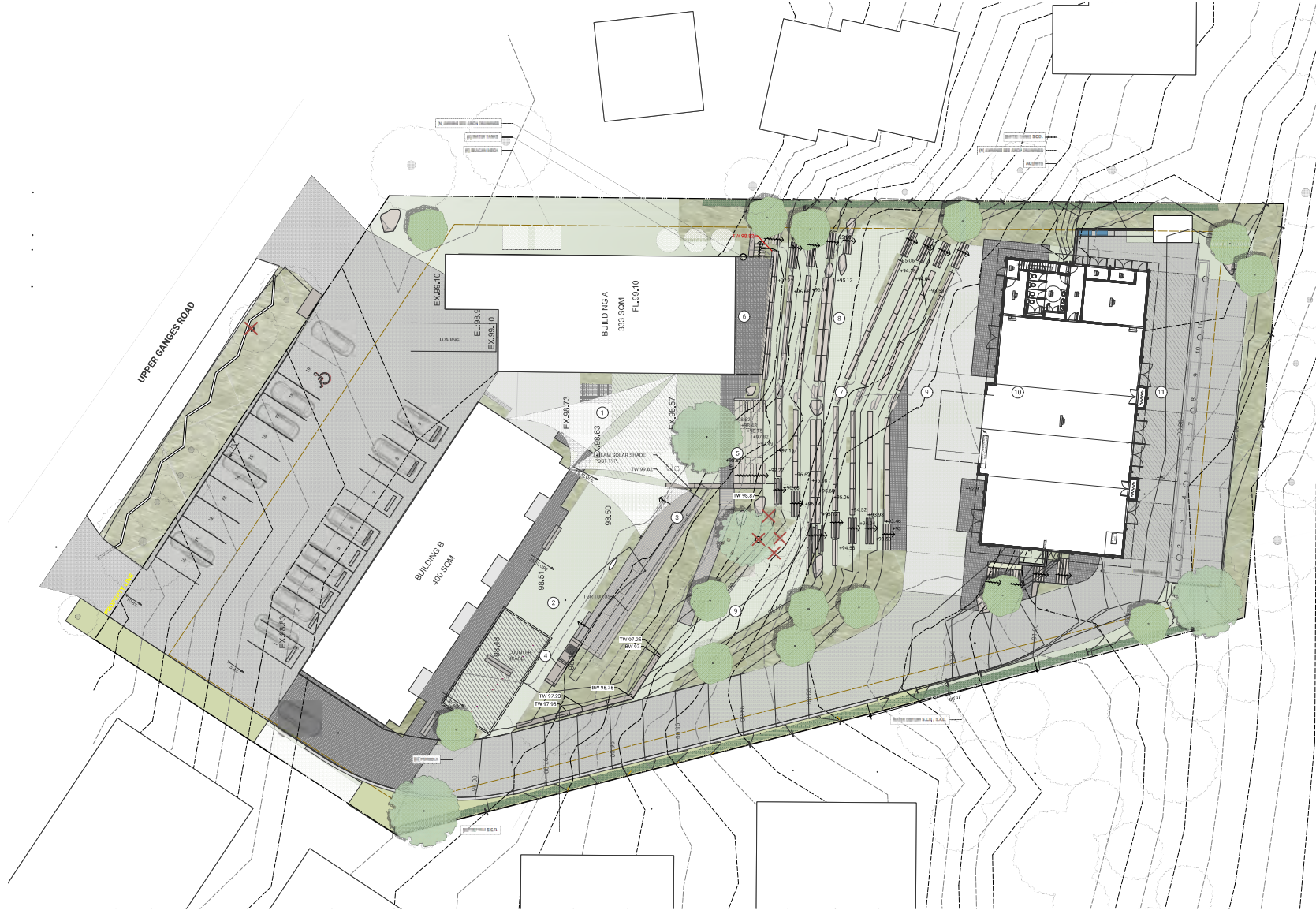
PLOT DATE	2026-02-06	SCALE	NTS
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DRAWING	A.300
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Attachment 4

LEGEND

- ① JAM COURTYARD
- ② SUNDAY TERRACE
- ③ TIMBER DECKING
- ④ SUN TERRACE
- ⑤ STONE
- ⑥ BUILDING A TERRACE
- ⑦ PLANTED SLOPE
- ⑧ LAWN TERRACE
- ⑨ PAVED TERRACE
- ⑩ BUILDING C
- ⑪ BUILDING C DECK



ALEXANDERSUVAJAC

LANDSCAPE DESIGN
778 878 8084
alexandersuvajac.com

THE JAM FACTORY

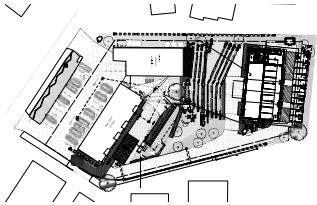
319 UPPER GANGES RD
SALT SPRING ISLAND, BC

Landscape Plan

SCALE 1/16"=1'-0"
PROJECT
DATE 25.04.08



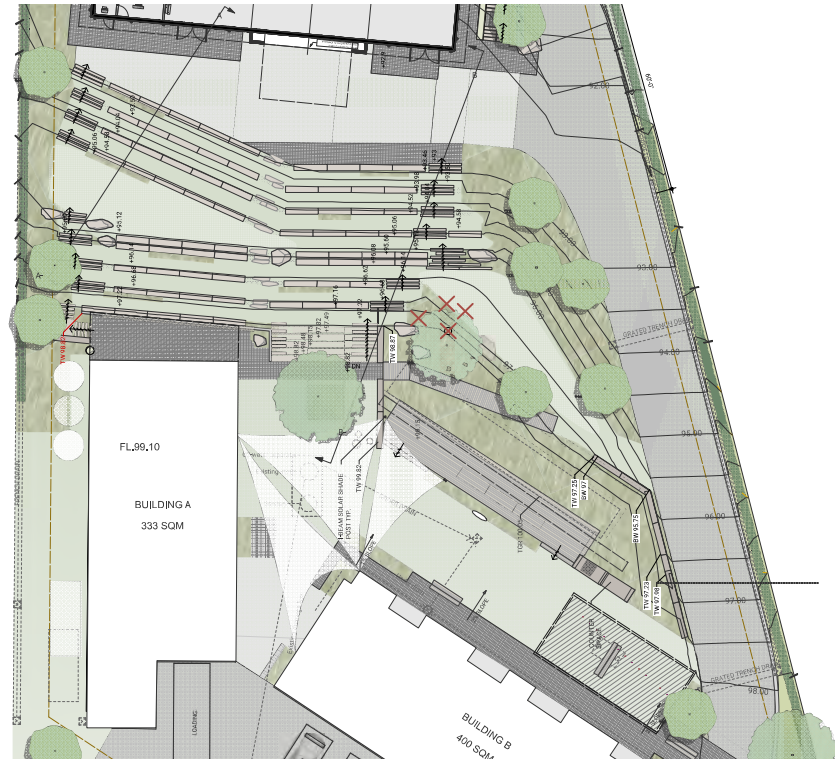
L1.0



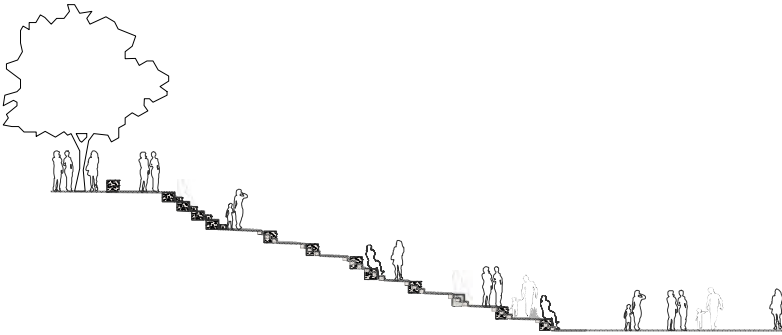
CONTEXT PLAN



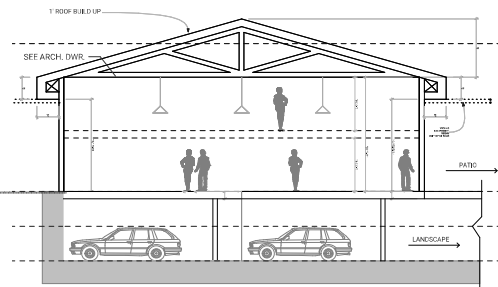
SECTION A-A



PLAN VIEW

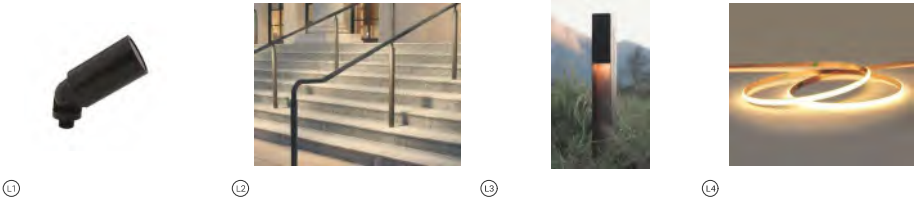


SECTION B-B



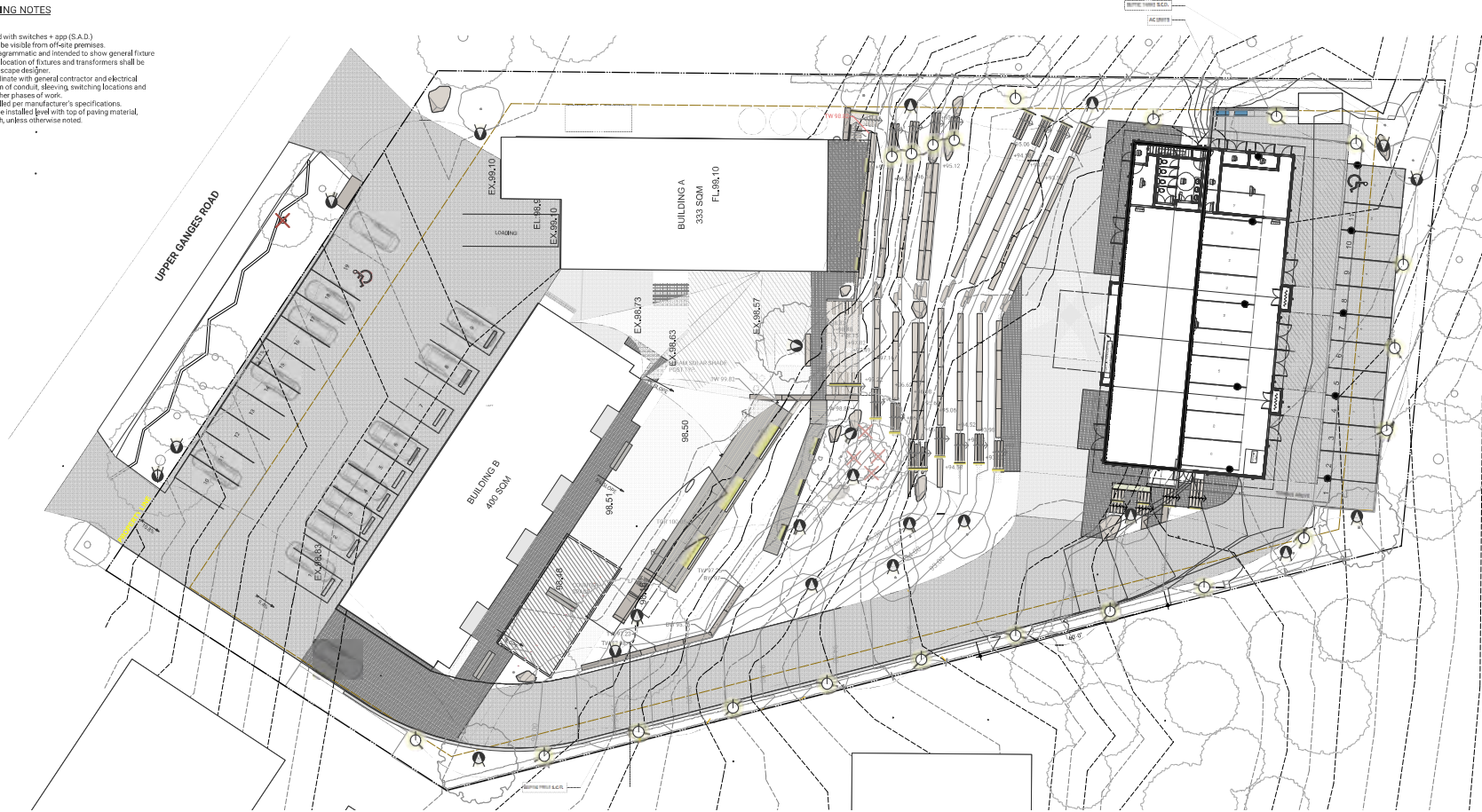
LIGHTING LEGEND & SPECIFICATIONS

Symbol	Quantity	Description	Brand/Model	Wattage	Dimmable	Lamp
(L1)	22	Spot Light	AXITE / CF-0-BLK / TBD	3W	Y	2700K - MR11 ECDEG
(L2)	76 LFT	Handrail Step Light	Cole Lighting / LRSP -LED-AL71 S-INT	2.5W/FT	Y	2700K
(L3)	20	Boleard Light	Corten Boleard 18" H - TBD	2W	Y	2700K
(L4)	TBD @ TBD	LED Strip	Lotus LED Light or Slim / TBD	3W/FT	Y	2700K



EXTERIOR LIGHTING NOTES

1. Lights to be controlled with switches - app (S.A.D.)
2. Light source shall not be visible from off-site premises.
3. The lighting plan is diagrammatic and intended to show general fixture location and type. Exact location of fixtures and transformers shall be verified on site with landscape designer.
4. Contractor shall coordinate with general contractor and electrical contractor for installation of conduit, sleeving, switching locations and junction boxes during other phases of work.
5. All fixtures to be installed per manufacturer's specifications.
6. All "flush" fixtures to be installed level with top of paving material, gravel or plant bed matrix, unless otherwise noted.



THE JAM FACTORY

319 UPPER GANGES RD
SALT SPRING ISLAND, BC

Lighting Plan

SCALE 1/8"=1'-0"
ISSUE SET DP
ISSUE DATE 26.04.08
PROJECT ISSUE





To: Owner, 319 Upper Ganges Rd Ltd.,
C/O Spencer Purdy, Bradley Fossen

IEL Project: 3050

RE: Drainage Assessment: Development Permit Area 2 - Non-Village Commercial / Industrial for
319 Upper Ganges Rd (PID: 017-860-270) (the "Subject Parcel")

This letter confirms that Islander Engineering Ltd. (IEL) has reviewed the Development Permit-stage site plan and supporting materials for the subject property located within Development Permit Area 2 (DPA 2) as designated in the Salt Spring Island Official Community Plan.

This assessment is provided to address the watercourse assessment and stormwater drainage reporting requirements of the Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175, 2018.

Based on the information available at this stage, the proposed stormwater management approach is considered suitable for Development Permit consideration.

Development Permit Area 2 Considerations

Development Permit Area 2 is intended to protect watercourses, wetlands, and environmentally sensitive areas; maintain natural hydrologic function; and ensure that development does not create adverse drainage impacts to surrounding lands.

At the Development Permit stage, the following has been considered:

1. Existing surface drainage patterns and overland flow paths
2. Proximity of mapped wetlands and associated watercourses
3. Conceptual pre- and post-development runoff behaviour
4. Potential surface and shallow groundwater drainage hazards

A mapped wetland is located in proximity to the subject property. In developing the conceptual stormwater approach, consideration has been given to infiltration capacity, runoff attenuation, and avoidance of off-site impacts.

Available field information indicates that native site soils are capable of supporting on-site infiltration, subject to confirmation and refinement during detailed design.



The preliminary stormwater strategy includes distributed infiltration and detention measures, rainwater reuse, vegetated treatment areas, and sediment control features. At the Development Permit level, this approach is intended to:

1. Maintain natural drainage patterns to the extent practical
2. Protect downstream lands and nearby aquatic ecosystems
3. Avoid the creation of new off-site drainage hazards
4. Maintain post-development runoff behaviour generally consistent with pre-development conditions

Final grading, hydraulic analysis, system sizing, and construction details will be completed at the Building Permit stage.

Professional Statement and Limitations

This assessment is limited strictly to Development Permit–stage review based on information available at the time of evaluation. It does not include detailed grading design, geotechnical assessment, final hydraulic modeling, construction documentation, or certification of constructability or site safety.

Further site investigation and detailed engineering design by appropriately qualified professionals will be required prior to Building Permit issuance and construction.

This assessment relies in part on information and technical data prepared by others. Islander Engineering Ltd. has relied on that information as provided and has not independently verified all underlying data.

This letter does not imply ongoing involvement or responsibility for subsequent project phases unless expressly agreed to under separate written authorization.

Yours Truly,

ISLANDER ENGINEERING LTD.

A handwritten signature in black ink, appearing to read "Josh Bartley", with a long horizontal flourish extending to the right.

Josh Bartley, P.Eng
CEO, Civil & Environmental Engineer

Attachment 6

Vegetation Assessment
319 Upper Ganges Road
Salt Spring Island, BC

Prepared by:

Ania Duran (BCSLA, CSLA) + Alexander Suvajac

(Vegetation assessment prepared for Development Approval Information purposes)

Date:

February 13, 2026

1. Project Information

Project Name:

The Jam Factory

Civic Address:

319 Upper Ganges Road, Salt Spring Island, BC

Legal Description:

LOT B PLAN VIP54681

Applicant:

Steve Mulherin

Application Type:

Development Permit

2. Purpose of Assessment

This Vegetation Assessment has been prepared in accordance with the *Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175 (2018)*. The report evaluates existing vegetation at 319 Upper Ganges Road for the proposed development of "The Jam Factory," which includes three primary commercial buildings and associated outdoor social amenities. The assessment identifies the role of existing vegetation in screening and viewshed protection and outlines mitigation measures to minimize impacts and maintain the "Island Village" character.

3. Site Description

3.1 Location and Setting

The subject property is located along Upper Ganges Road on Salt Spring Island, within a commercial pocket of the Ganges Village corridor. The site is characterized by mixed woodland and established vegetation buffers that provide privacy and visual separation between neighboring parcels and the public roadway.

The site is gently to moderately sloping, with vegetation located primarily in the property boundaries, contributing to privacy, visual screening, and overall rural character. Adjacent properties are similarly vegetated and developed at a low density.

3.2 Existing Development

The site currently supports commercial use with established access points. Naturalized vegetation is concentrated along the property perimeter. The central portions of the lot have been previously disturbed, retaining a few significant trees.

4. Methodology

This Vegetation Assessment was completed using the following methodology:

- Desktop review of Islands Trust Sensitive Ecosystem Mapping (SEM) for Salt Spring Island
- Review of current Drone aerial imagery
- Site walkover conducted on August 19th, 2025
- Visual identification of vegetation communities and dominant species
- Photographic documentation of representative areas of the site
- Review of L1.0 Site Plan and L0.1 Context Plan by Alexander Suvajac Landscape

The assessment is qualitative in nature and intended to meet the requirements of DAI Bylaw No. 175, rather than to provide a detailed botanical inventory.

5. Existing Vegetation Conditions

5.1 Vegetation Communities

The site is situated within the Coastal Douglas-fir (CDF) biogeoclimatic zone. Vegetation is primarily a mix of second-growth woodland and ornamental landscape species. Growth is densest along property boundaries, supporting a combination of mature trees, understory shrubs, and ground vegetation.

5.2 Dominant Species

Dominant vegetation observed on the site includes:

- Douglas-fir (*Pseudotsuga menziesii*)
- Arbutus (*Arbutus menziesii*)
- Red alder (*Alnus rubra*)
- Western red cedar (*Thuja plicata*)
- Native understory shrubs such as salal, snowberry, and Oregon grape

Some non-native species typical of rural residential landscapes are also present in previously disturbed areas.

There is a notable absence of invasive conifers or hedging in the primary development zones, consistent with the design intent.

5.3 Vegetative Screening

Existing perimeter growth provides effective visual buffering between the subject property, the neighboring residential lots, and the Upper Ganges Road public viewshed. This vegetative screening contributes significantly to privacy, rural character, and viewshed protection.

6. Sensitive Ecosystems & Environmental Context

Based on a review of Islands Trust Sensitive Ecosystem Mapping, the subject property **does not overlap with any designated "Sensitive Ecosystems"** or other important ecosystems. The site is located within an established area of the Ganges village, within previously disturbed footprints, ensuring no encroachment into protected ecological zones.

7. Viewshed Considerations

Vegetation on the property contributes to the visual buffering of built form and maintains the rural and natural character of the area.

Potential viewshed considerations include:

- Views from neighbouring commercial/residential properties
- Views from Upper Ganges Road

The retention of perimeter vegetation is a critical to maintain the rural and natural character of the "Island Village" aesthetic and minimize visual impacts.

8. Potential Impacts of Proposed Development

The proposed development may result in:

- Localized vegetation removal within the immediate development footprint
- Temporary disturbance during construction activities

Potential impacts are assessed as **Low to Moderate**, provided vegetation removal is minimized, and mitigation measures are implemented. This is given the lack of sensitive ecosystems and the focus on previously cleared areas. The proposed design introduces terraces, courtyards, and integrates several new vegetated areas that create filtered views and enhance the site's aesthetic and social value.

9. Mitigation Measures & Recommendations

To reduce potential vegetation and viewshed impacts, the following measures are recommended:

- Retain existing native vegetation wherever feasible
- Limit vegetation removal to the minimum area necessary for construction
- Install temporary protection fencing around retained vegetation during construction
- Replace removed vegetation with climate appropriate and native species to Salt Spring Island
- Maintain and enhance vegetative screening to preserve privacy and character

10. Conclusion

The proposed development at 319 Upper Ganges Road can be accommodated with minimal adverse impact to existing vegetation, provided the recommended mitigation measures are implemented. The proposed development meets the intent of *Salt Spring Island Local Trust Committee Development Approval Information Bylaw No. 175 (2018)*. By focusing development on non-sensitive areas and integrating high-quality social spaces, the project enhances the village character while maintaining the essential vegetative screening of the site.

Appendix A – Site Photographs + Mapping

L0.1 Context Plan

L1.0 Site Plan

Appendix B – Mapping

SEM with site location

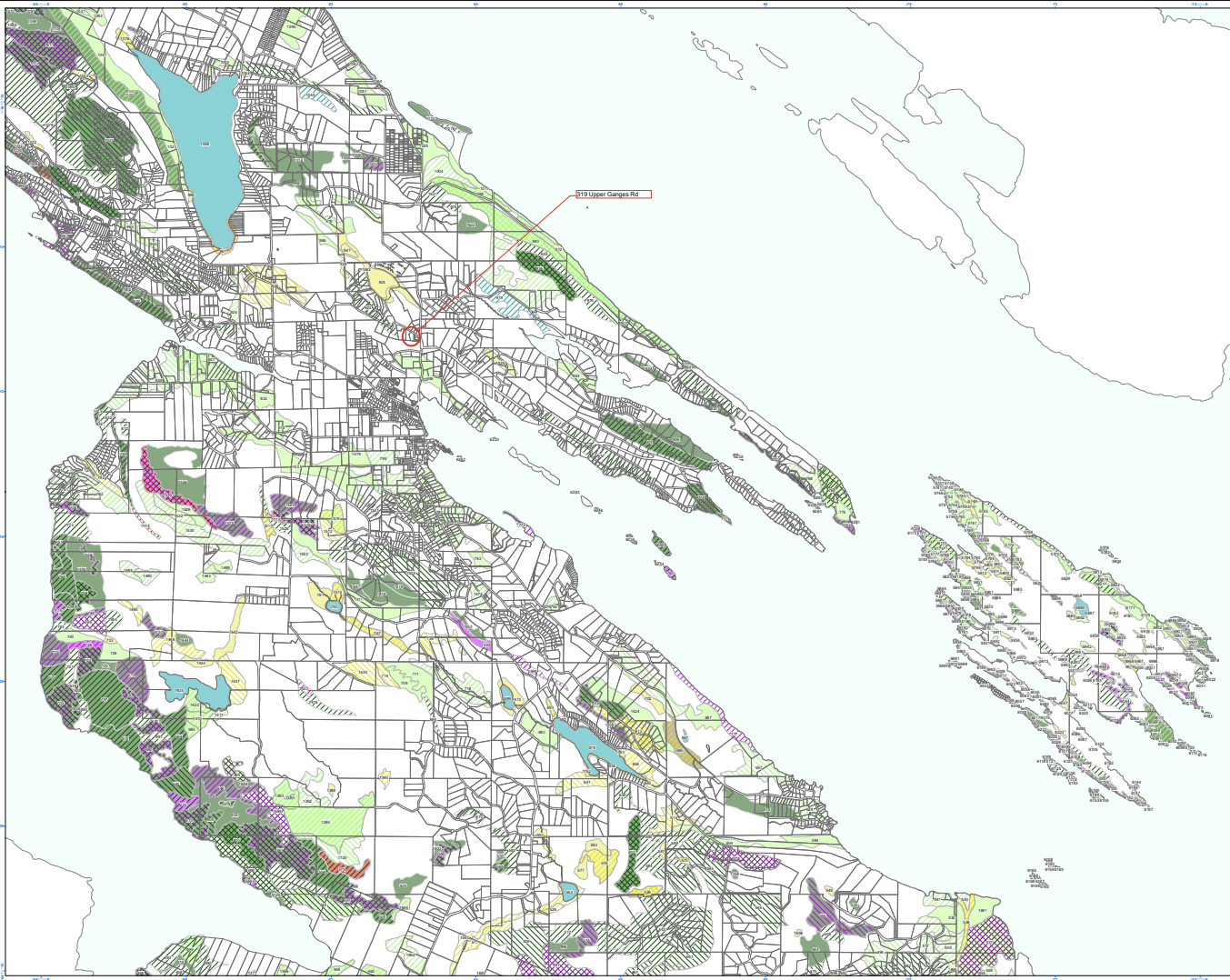
Ania Melanie Duran Gaillard
Landscape Architect (BCSLA, CSLA)

Alexander Suvajac
Alexander Suvajac Landscape



Sensitive and Terrestrial Ecosystems Label

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48	49	50	51	52	53	54	55	56	57	58	59	60	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	80	81	82	83	84	85	86	87	88	89	90	91	92	93	94	95	96	97	98	99	100
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Salt Spring Island (Central) Sensitive Ecosystem Mapping Airphoto - 2005

Scale: 1:20,000
UTM Projection Zone 10 NAD83

Sensitive Ecosystems

Sensitive ecosystems are high-value areas, or are ecologically important because of the diversity of species they support.

- Old Forest (OF)** - Primary Ecosystem
 - Substrate:** Composed primarily by tree forest types, including spruce - fir primary forests.
 - Vegetation:** Due to the lack of disturbance, old forest ecosystems often associated with low concentrations of plants and animals that are the result of the high degree of canopy cover and the presence of forest floor.
 - Soil:** Litter is moderate - greater than 75% carbon content.
 - Soil Structure:** Soil is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).
- Woodland (WD)** - Primary Ecosystem
 - Substrate:** Old forest types, generally between 10 and 20% tree cover. Can be a combination of mixed conifer and deciduous forest, or a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Vegetation:** Mixed conifer and deciduous forest types, with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).
- Herbaceous (HB)** - Primary Ecosystem
 - Substrate:** Non-forested ecosystems, less than 10% tree cover, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Vegetation:** Non-forested ecosystems, less than 10% tree cover, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).
- Riparian (RI)** - Primary Ecosystem
 - Substrate:** Areas adjacent to water bodies (streams, rivers, creeks, wetlands) which are influenced by fluvial flow and sedimentation.
 - Vegetation:** Riparian ecosystems, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).
- Wetland (WN)** - Primary Ecosystem
 - Substrate:** Areas that are saturated or inundated with water for long enough periods of time to develop vegetation. This may result from flooding, fluctuating water levels, or other factors.
 - Vegetation:** Wetland ecosystems, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).
- CHP (CL)** - Primary Ecosystem
 - Substrate:** High-value riparian areas, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Vegetation:** High-value riparian areas, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).
- Freshwater (FW)** - Primary Ecosystem
 - Substrate:** Areas that are saturated or inundated with water for long enough periods of time to develop vegetation. This may result from flooding, fluctuating water levels, or other factors.
 - Vegetation:** Freshwater ecosystems, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).

What is a Sensitive Ecosystem?

For the purpose of this study, an ecosystem is considered to be a portion of the landscape with relatively uniform dominant vegetation. Sensitive ecosystems are those which are fragile and/or rare, or those ecosystems which are ecologically important because of the diversity of species they support.

Rationale

Science development processes based on population and genetic diversity that recognize and appreciate the benefits of sensitive ecosystems. A high proportion of these ecosystems are now fragmented, and their diversity and value are being lost. This study provides a baseline for the identification and mapping of sensitive ecosystems, and provides a basis for the development of a sensitive ecosystem map.

Purpose

The purpose of the Sensitive Ecosystems map is to provide the public with information on the location and distribution of sensitive ecosystems. The map is intended to be used as a planning tool for the development of a sensitive ecosystem map.

Data Limitations

The Sensitive Ecosystems map is a first step in identifying sensitive ecosystems. The map is based on a combination of field observations, aerial photography, and historical maps. The map is intended to be used as a planning tool for the development of a sensitive ecosystem map.

What can be done to protect the sensitive ecosystems?

- Identify sensitive ecosystems to guide land use decisions.
- Control land use changes that could impact sensitive ecosystems.
- Restore degraded ecosystems.
- Monitor sensitive ecosystems for changes over time.
- Educate the public about the importance of sensitive ecosystems.

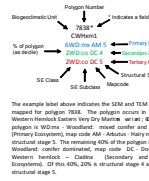
Development must occur - develop carefully!

Conduct an ecological inventory to identify existing sensitive ecosystems. Develop a sensitive ecosystem map. Use the map to guide land use decisions.

Acknowledgements

Project Co-ordinator: Alan F. Smith. Data Collection: Alan F. Smith. Map Design: Alan F. Smith. Map Production: Alan F. Smith.

Sensitive and Terrestrial Ecosystems Label



Structural Stage & Biogeoclimatic Units

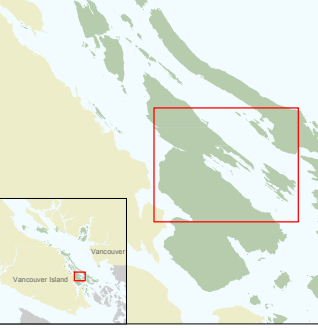
Structural Stage	Biogeoclimatic Unit	Code	Site ID Name
1	1	OF	Old Forest
2	2	WD	Woodland
3	3	HB	Herbaceous
4	4	RI	Riparian
5	5	WN	Wetland
6	6	FW	Freshwater

Terrestrial Ecosystem Map Codes and Site Unit Names

Code	Site Unit Name	Code	Site Unit Name
OF	Old Forest	WD	Woodland
HB	Herbaceous	RI	Riparian
WN	Wetland	FW	Freshwater

Terrestrial Ecosystem Map Codes and Site Unit Names

Code	Site Unit Name	Code	Site Unit Name
OF	Old Forest	WD	Woodland
HB	Herbaceous	RI	Riparian
WN	Wetland	FW	Freshwater



Other Important Ecosystems

Other important ecosystems have high biodiversity, but are not considered sensitive ecosystems.

- Mature Forest (MF)** - Primary Ecosystem
 - Substrate:** Usually conifer forest, occasionally deciduous, by a forest floor type, structure and a generally high canopy.
 - Vegetation:** Mature forest types, generally with a mix of deciduous forest and grassland. May include some forest types that are not strictly woodland.
 - Soil:** Litter is moderate to heavy, made up of a mixture of colluvium and residual (75% colluvium and 25% residual).

Ecosystems Map Symbols

- Example of a primary sensitive Woodland ecosystem with a secondary sensitive Herbaceous ecosystem**
- Example of a secondary sensitive Herbaceous and tertiary sensitive Woodland ecosystems mixed with a non-sensitive primary ecosystem**
- Example of a tertiary sensitive Herbaceous ecosystem mixed with a primary important Mature Forest ecosystem**

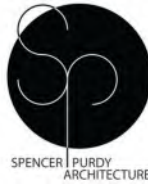


THE JAM FACTORY

319 UPPER GANGES RD
SALT SPRINGS ISLAND, BC

Context Plan

SCALE 1/16"=1'-0"
ISSUE SET DP
ISSUE DATE 26.02.19
DRAWN BY: JESSIE W.



February 13th 2026

To: **Whom it may concern:**

Re: **319 Upper Ganges Road – Development Permit Application**

Project Overview

This project is the second phase of an existing development on Salt Spring Island. With the first phase complete and in use, this next building is intended to thoughtfully expand the site while remaining sensitive to its surroundings and the character of the island.

The goal of this phase is to support the possible permitted uses, including creative industry, providing more flexible industry warehouse space, auxiliary office areas, and storage, all within a simple and efficient building form. The project is designed to be practical and rooted in the culture of Salt Spring Island, while contributing positively to the local community.

Use and Function

The building is organized as an open warehouse structure, allowing for a wide range of creative and light industrial activities. Keeping the warehouse open increases flexibility and supports changing needs over time, ensuring the building can continue to be useful well into the future.

A mezzanine level is incorporated within the main volume to create additional space without increasing the overall footprint. This level provides areas for workers to use during off-hours, as well as auxiliary office, storage and support spaces. Storage and services are located below the mezzanine, making efficient use of the building volume while keeping work areas clear and functional.

Parking is located both below the building and on the lower bench of the site, taking advantage of the existing grade of the site. This approach reduces visual impact, minimizes site disturbance, and allows the building to sit lightly on the land.

Site Integration, Landscaping & Civil Design

Landscaping is an important element of this phase and plays a key role in connecting the new building to the upper buildings that are already complete. Rather than treating the site as separate pieces, the intent is to create a cohesive and connected environment and campus.

Pathways, planting, and outdoor spaces help guide movement between buildings, soften transitions between built form and landscape, and reinforce a sense of place. The landscaping also supports informal gathering and circulation.

Preliminary stormwater management strategies have been developed based on the current site plan to assess existing and proposed drainage conditions, in accordance with Development Permit Area 2 requirements. The proposed approach is intended to manage post-development runoff in a controlled manner, consistent with existing drainage patterns, without introducing new off-site drainage impacts or adverse surface or shallow groundwater effects.

Architectural Approach

The building's design takes cues from working structures found along the coast, particularly buildings raised on stilts and imbedded into the slope of the site while responding to the grade, functionality of the overall property. This reference reflects a practical approach to building that is common in waterfront and industrial settings and feels appropriate within the Salt Spring Island context.

Materially, the building is grounded in an industrial language, primarily using metal to express durability and function. At the same time, the design acknowledges the wood batten and board character found in many local buildings on the island. This balance allows the project to feel familiar without being imitative, and contemporary without being out of place.

The overall architectural approach prioritizes simplicity, honesty of materials, and long-term functionality, ensuring the building fits comfortably within its setting while clearly expressing its purpose.

Community & Context

This second phase is intended to support local employment and provide space for creative industry activity on Salt Spring Island. By expanding the existing site in a measured and thoughtful way, the project aims to be a value add to the community, supporting local work while respecting the island's character.

Care has been taken to ensure the design fits within the local setting and builds on the success of the first phase. The project is fully compliant with zoning regulations related to use, height, and size, and no variances are being requested.

We look forward to approval and to moving ahead with this next phase of development, continuing to contribute positively to the site and the broader Salt Spring Island community.

Please don't hesitate to contact me if you have any questions with regards to this application.

Spencer Purdy

A handwritten signature in black ink, appearing to read "Spencer Purdy". The signature is fluid and cursive, with the first name "Spencer" written in a larger, more prominent script than the last name "Purdy".

Spencer Purdy, Architect AIBC

PROPOSED



**SALT SPRING ISLAND LOCAL TRUST COMMITTEE
DEVELOPMENT PERMIT PLDP20260067**

TO: Steven Mulherin

1. This Development Permit (the "Permit") applies to the land described below:
PID: 017-860-270
LEGAL DESCRIPTION: LOT B, SECTION 5, RANGE 3 EAST, NORTH SALT SPRING ISLAND, COWICHAN DISTRICT, PLAN VIP54681

2. This Permit is authorized in accordance with the following schedules attached to and forming part of this permit as signed and dated by the Deputy Secretary of Islands Trust:
 - Schedule No. 1 Drawing A.103 – Site Plan
 Drawing A.104 – Building Zoning Calculations
 Drawings A.200-A.201 – Floor Plans
 Drawing A.202 – Parking Plan
 Drawing A.203 – Foundation Plan
 Drawing A.204 – Roof Plan
 Drawing A.205 – Sections
 Drawings A.206-A.207 – Elevations
 Drawing A.208 – Lighting Plan

 - Schedule No. 2 Drawing L 1.0 – Landscape Plan
 Drawing L 1.3 – Sections
 Drawing L5.0 – Lighting Plan

3. The Permit is subject to the following conditions
 - 3.1 Building Elevations and Area**
 - 3.1.1 Buildings shall be as shown on Schedule No. 1.

 - 3.2 Architectural Elements**
 - 3.2.1 Architectural form and character elements, including roof pitches, siding, window and door treatments shall be as shown on Schedule No. 1.

 - 3.3 Siting**
 - 3.3.1 The location and configuration of buildings and parking areas shall be as shown in Schedule No. 1.

 - 3.4 Lighting**
 - 3.4.1 The location and configuration of lighting shall be as shown in Schedule No. 1 on drawing A.208 and Schedule No. 2 on drawing L5.0.

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

4. The land described herein shall be developed in accordance with the terms, conditions and provisions of this Permit, and any schedules, plans and specifications attached to this Permit, which shall form a part thereof.
5. This permit is not a building permit and does not remove any obligation on the part of the permittee to comply with all other requirements of "Salt Spring Island Land Use Bylaw No. 355, 1999" and to obtain other approvals necessary for completion of the proposed development, including approval from the Capital Regional District, Ministry of Transportation and Infrastructure, Island Health, and Ministry of Forests, Lands, Natural Resource Operations and Rural Development (Archaeology Branch).
6. Any further development, redevelopment or changes to this permit including the siting of buildings, structures, and parking on this property may require a new Development Permit or a Development Permit Amendment.

**AUTHORIZING RESOLUTION PASSED BY THE SALT SPRING ISLAND LOCAL TRUST COMMITTEE
THIS 11th DAY OF JUNE, 2026.**

DEPUTY SECRETARY, ISLANDS TRUST
XX JUNE 2026

DATE OF ISSUANCE

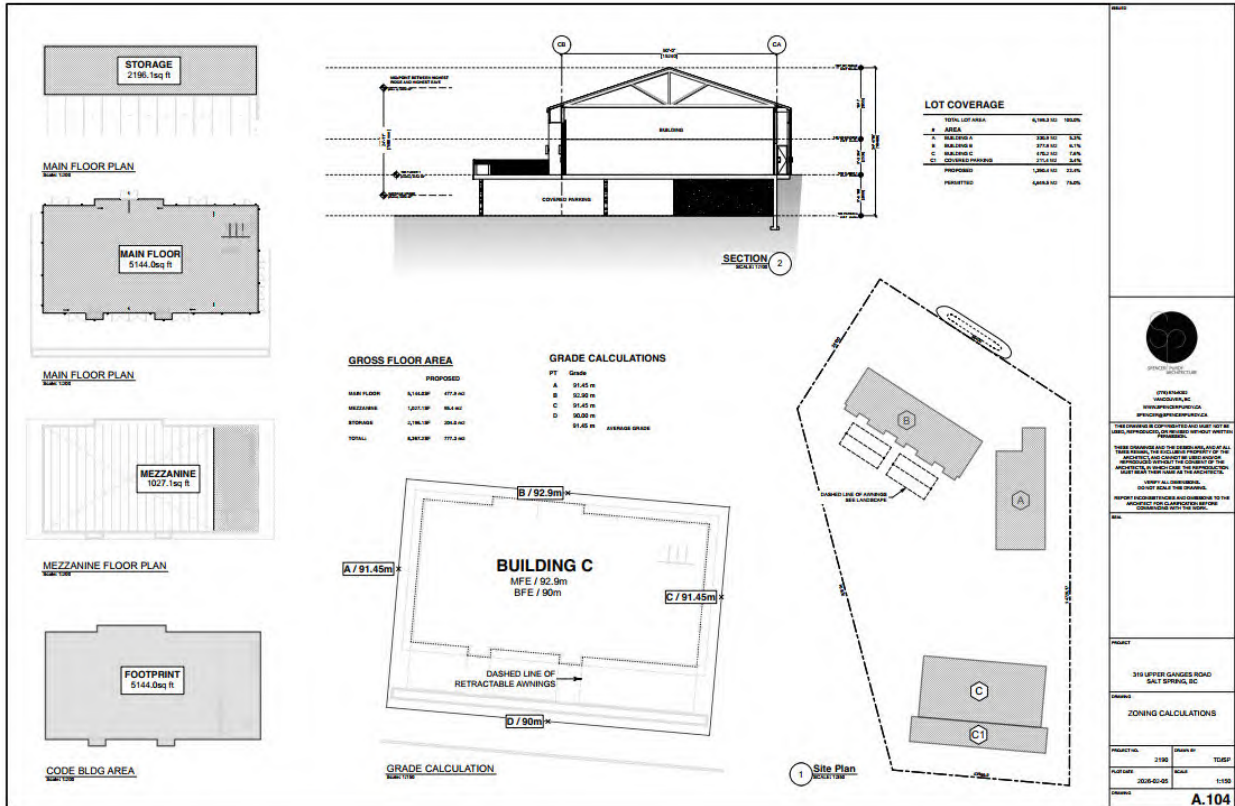
**IF THE DEVELOPMENT DESCRIBED HEREIN IS NOT COMMENCED
BY THE XX DAY OF JUNE, 2028, THIS PERMIT AUTOMATICALLY LAPSES.**



PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

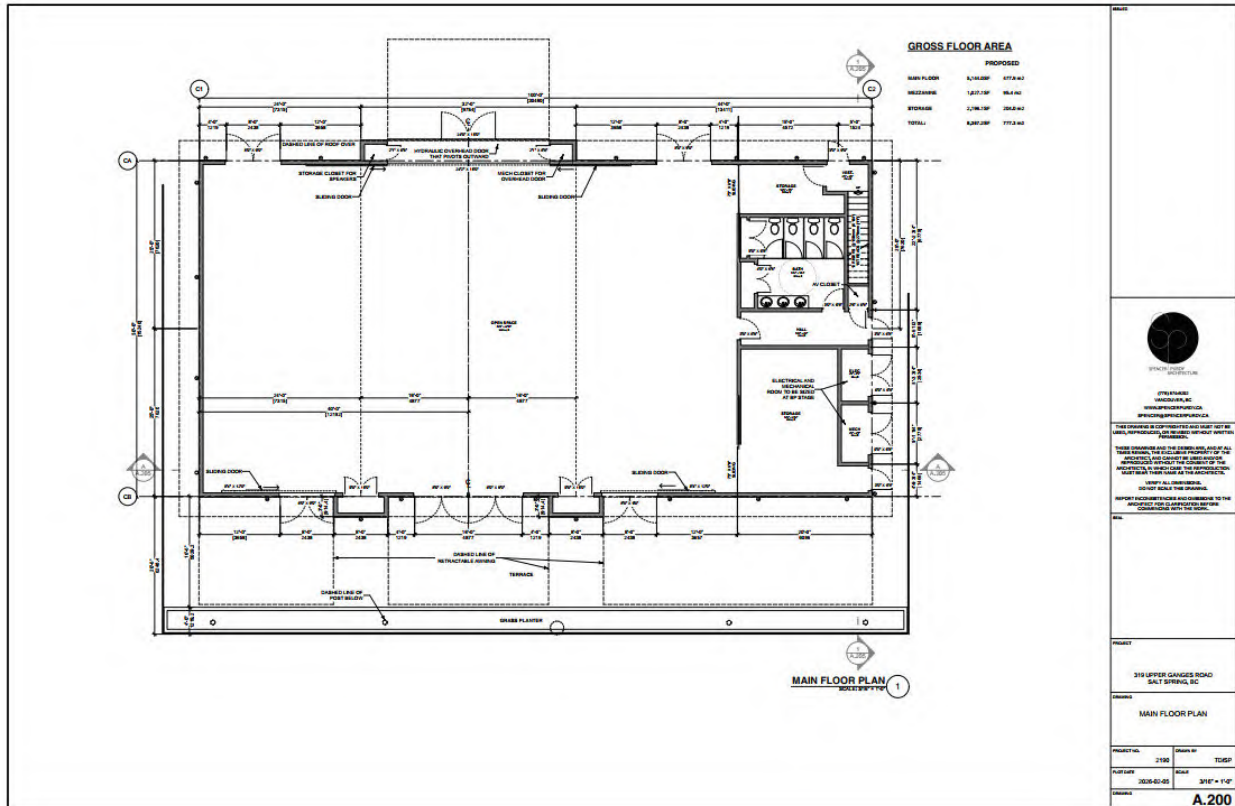


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

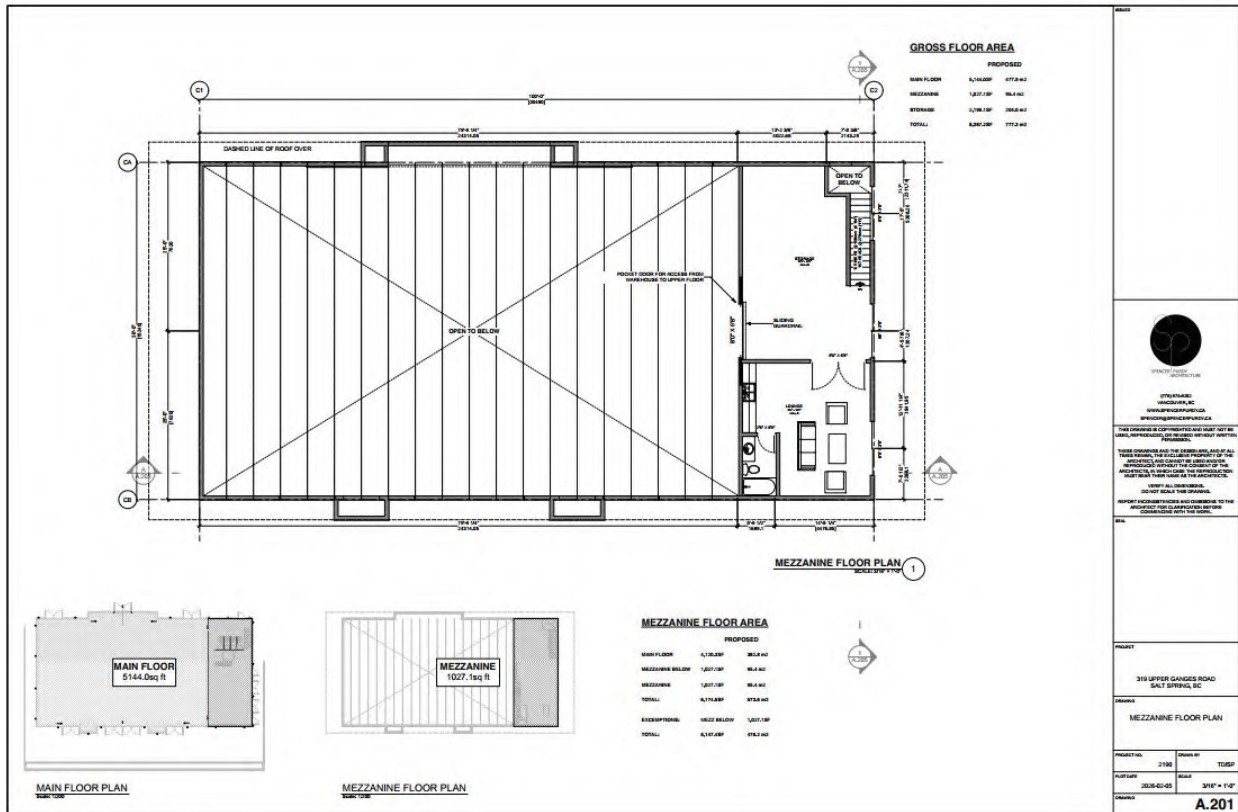


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

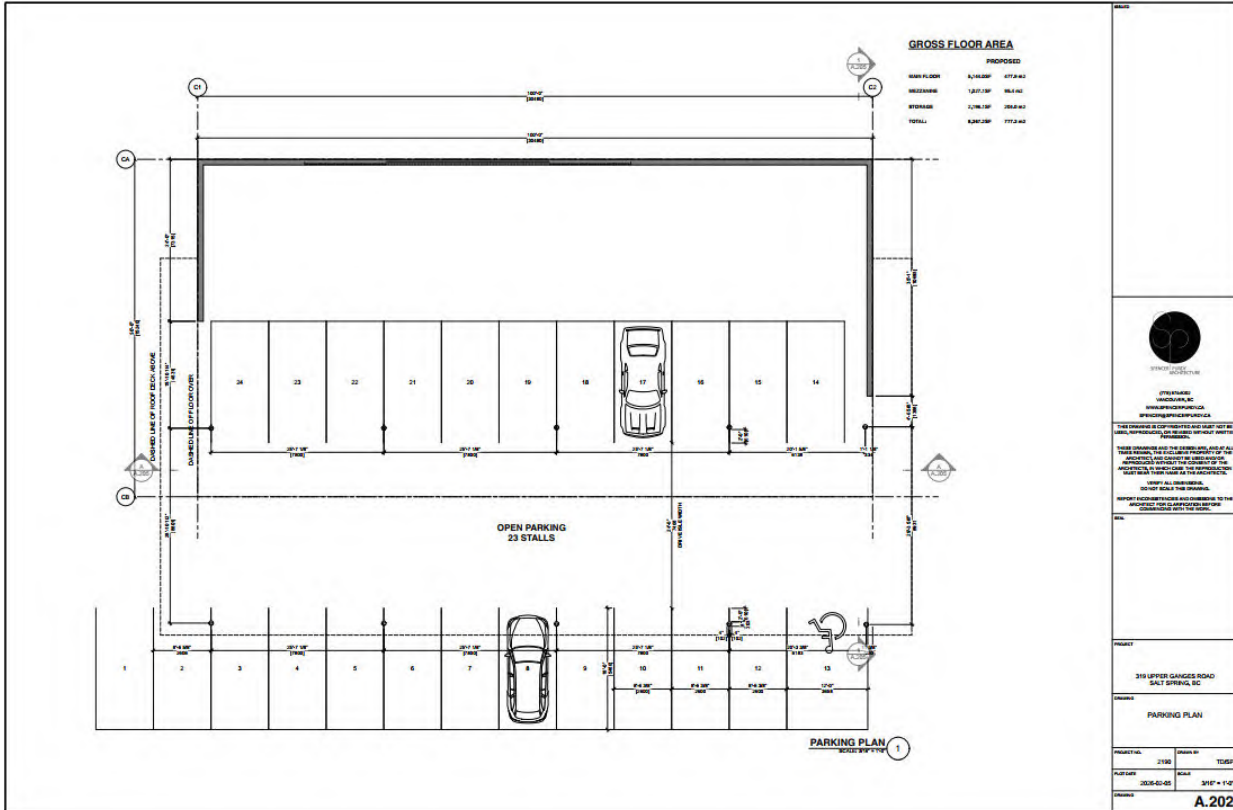


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

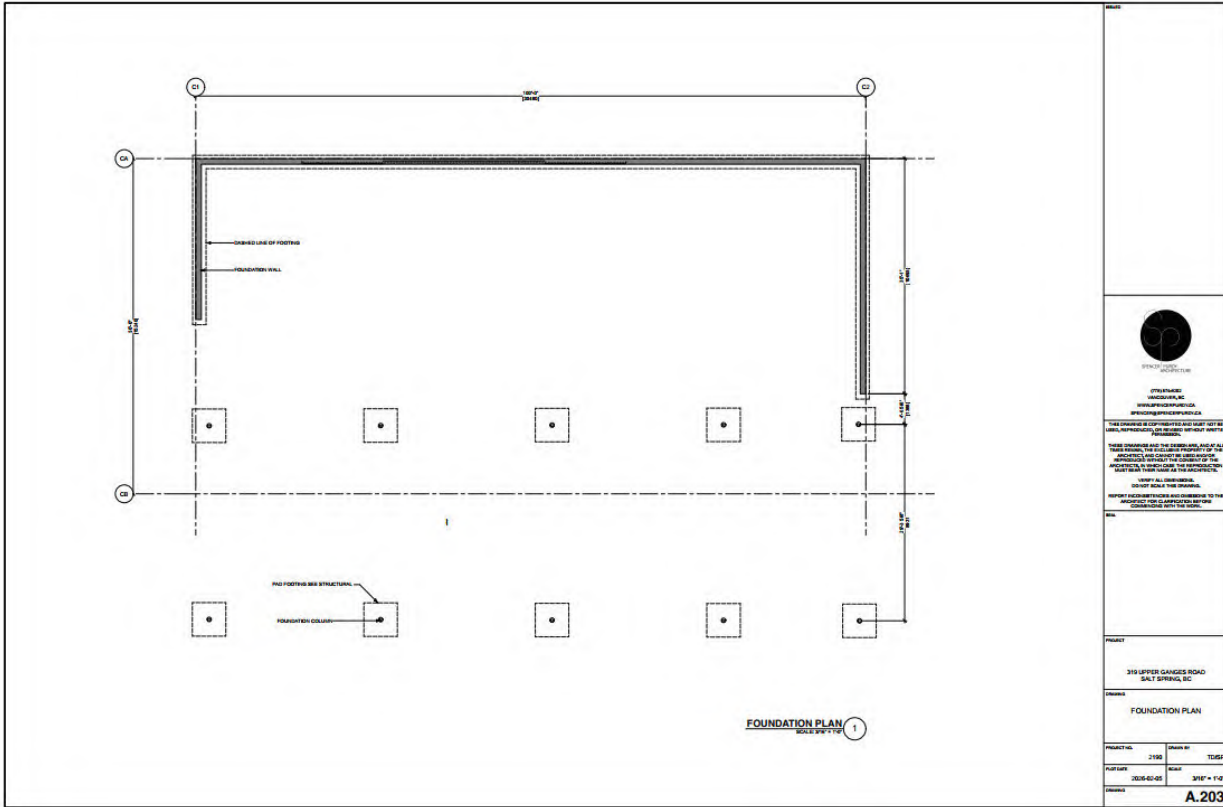


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

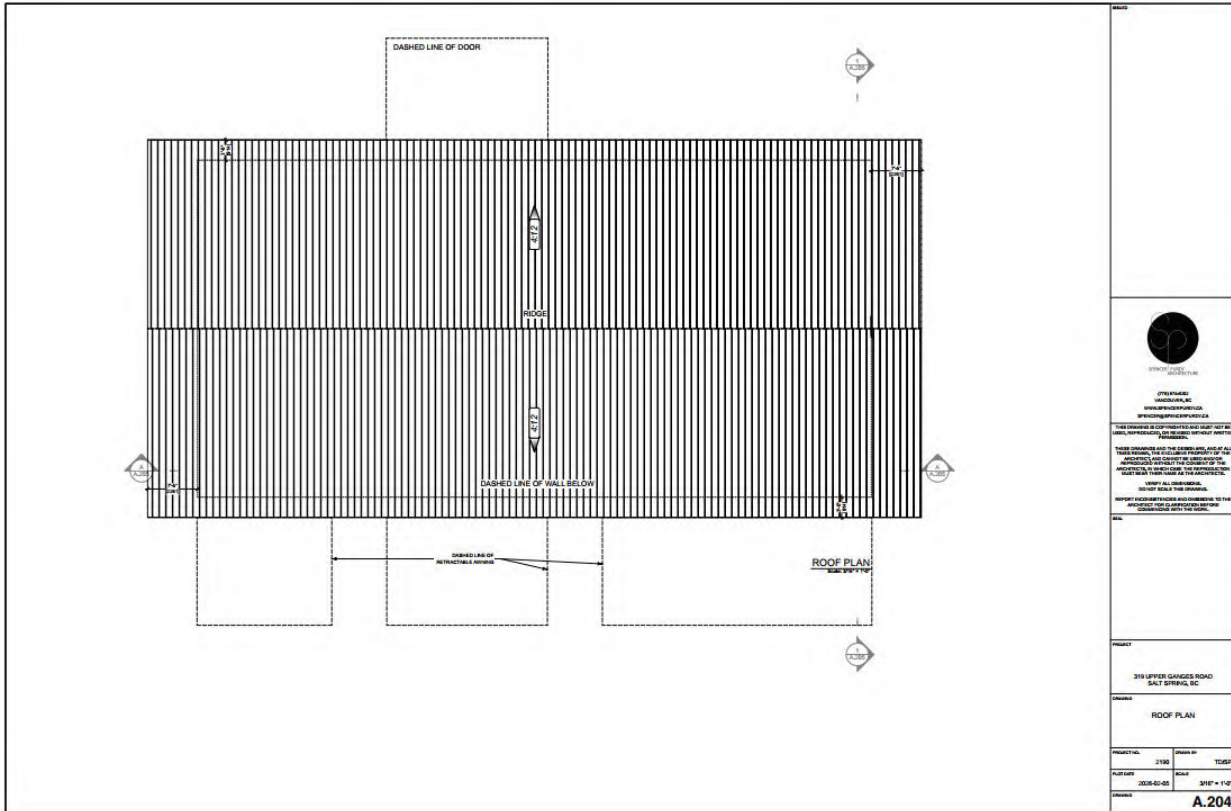


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)



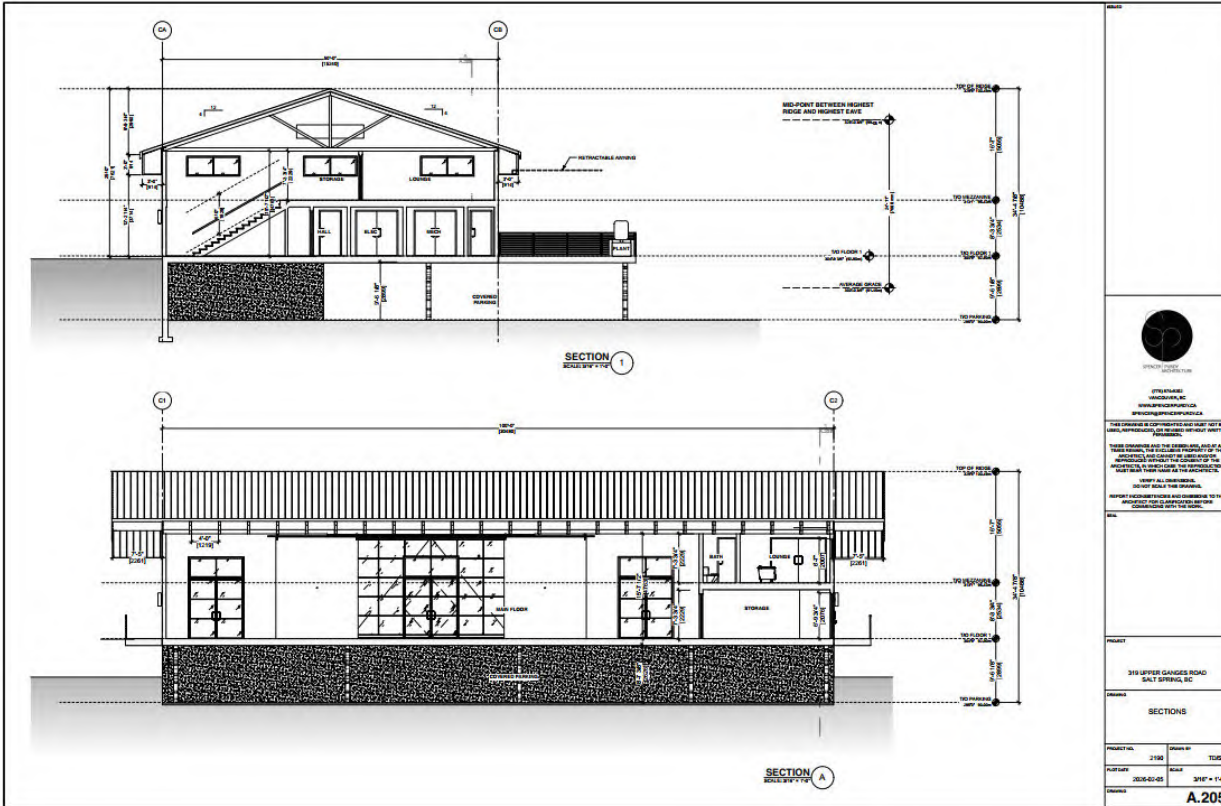
<p>JEFFREY L. JONES PROFESSIONAL ENGINEER STATE OF FLORIDA LICENSE NO. 12456</p>	
<p>THIS DRAWING IS THE PROPERTY OF THE ENGINEER OR ARCHITECT. IT IS TO BE USED ONLY FOR THE PROJECT AND SITE SPECIFICALLY IDENTIFIED HEREON. ANY REUSE OR MODIFICATION OF THIS DRAWING WITHOUT THE WRITTEN CONSENT OF THE ENGINEER OR ARCHITECT IS STRICTLY PROHIBITED. THE ENGINEER OR ARCHITECT ASSUMES NO LIABILITY FOR ANY DAMAGE OR INJURY RESULTING FROM THE USE OF THIS DRAWING FOR ANY OTHER PROJECT OR SITE.</p>	
<p>DATE: _____</p>	
<p>PROJECT: 319 UPPER GANGES ROAD SALT SPRING, FL</p>	
<p>DESCRIPTION: ROOF PLAN</p>	
PROJECT NO.	2158
DATE OF PERMIT	2024-03-05
SCALE	3/8" = 1'-0"
<p>FIGURE NO. A.204</p>	

PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

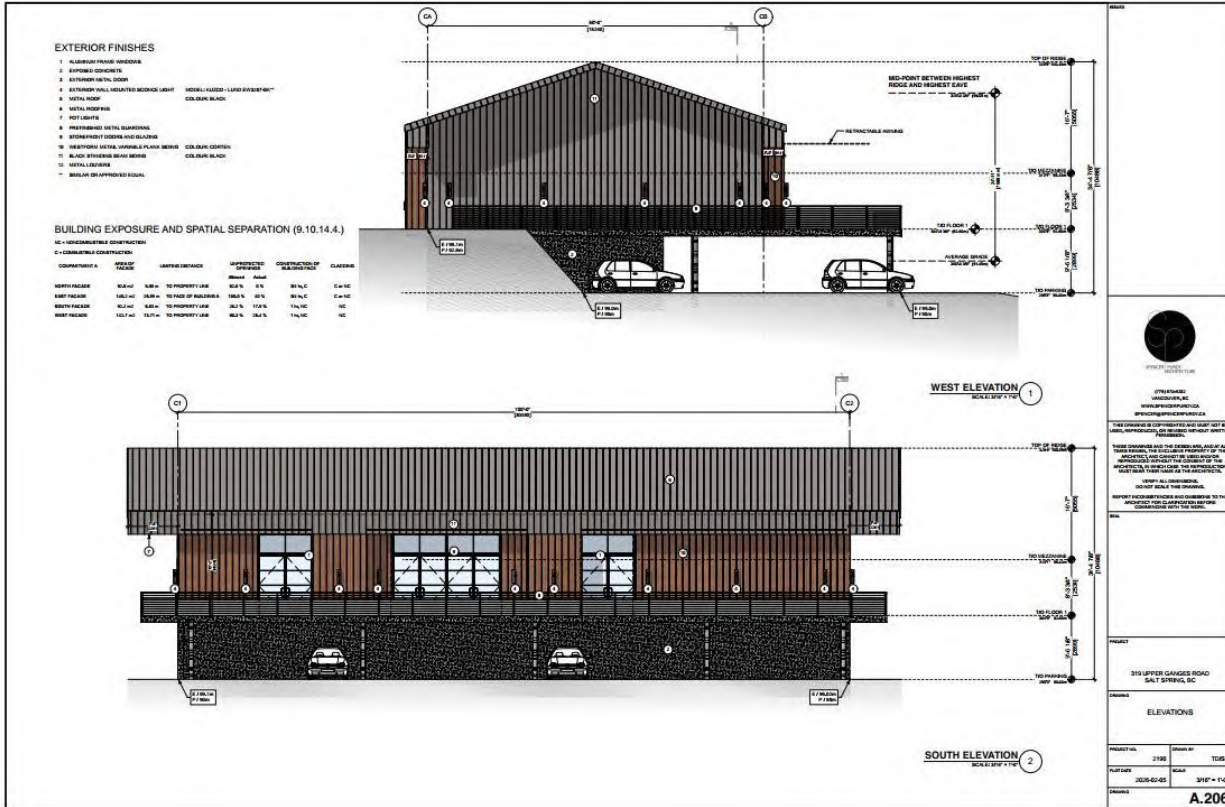


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

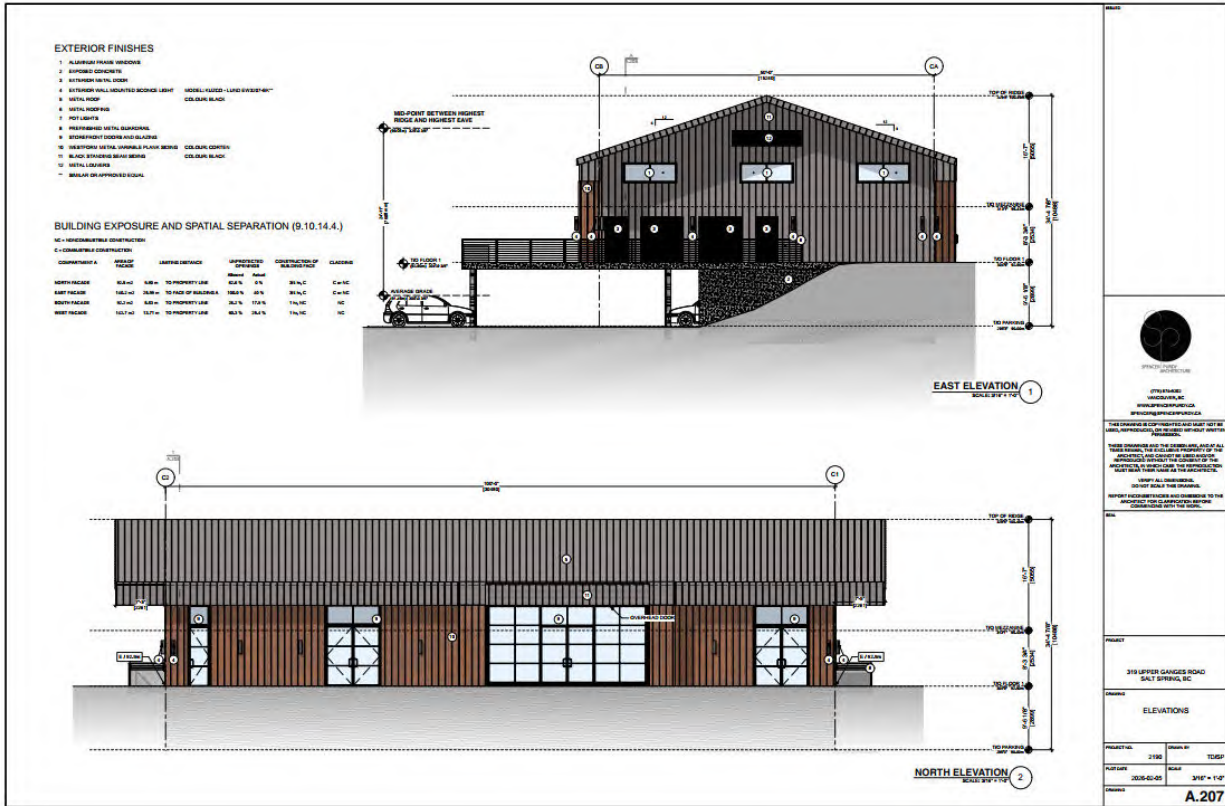




PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

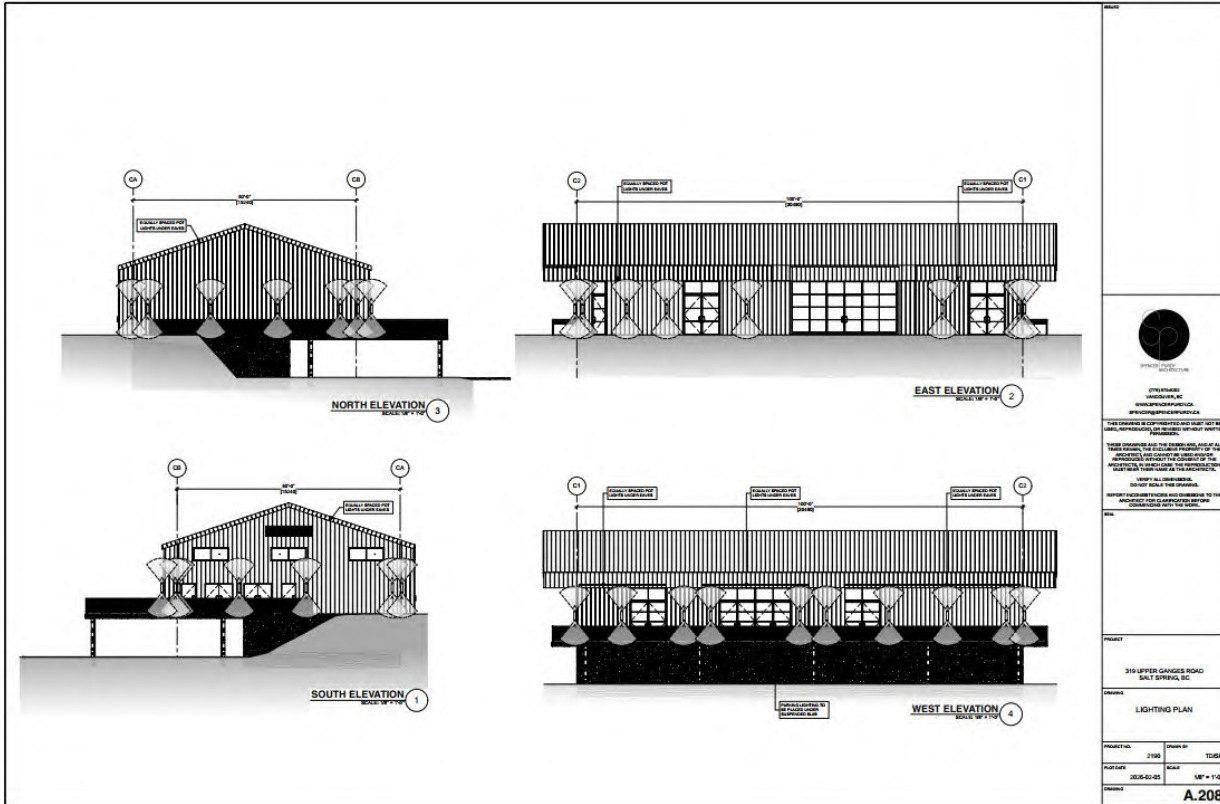




PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 1 (Continued)

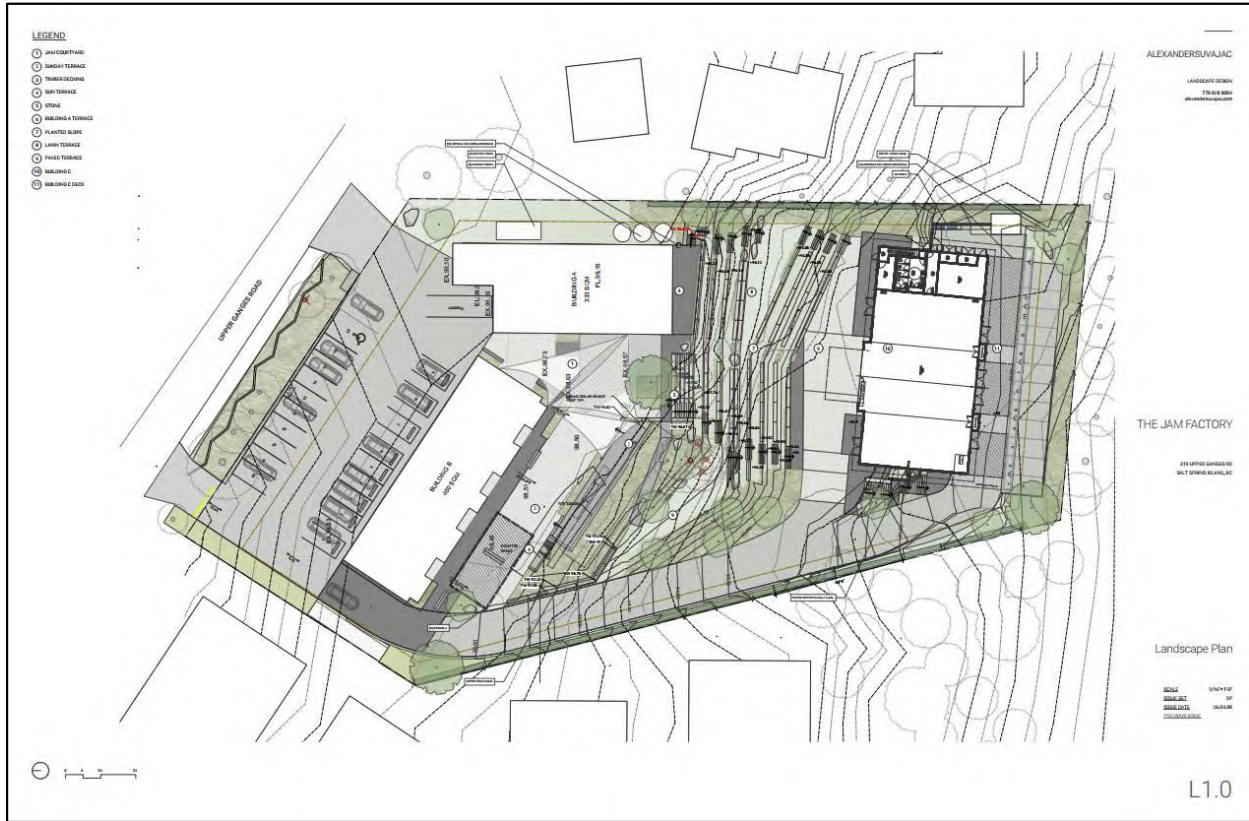


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 2

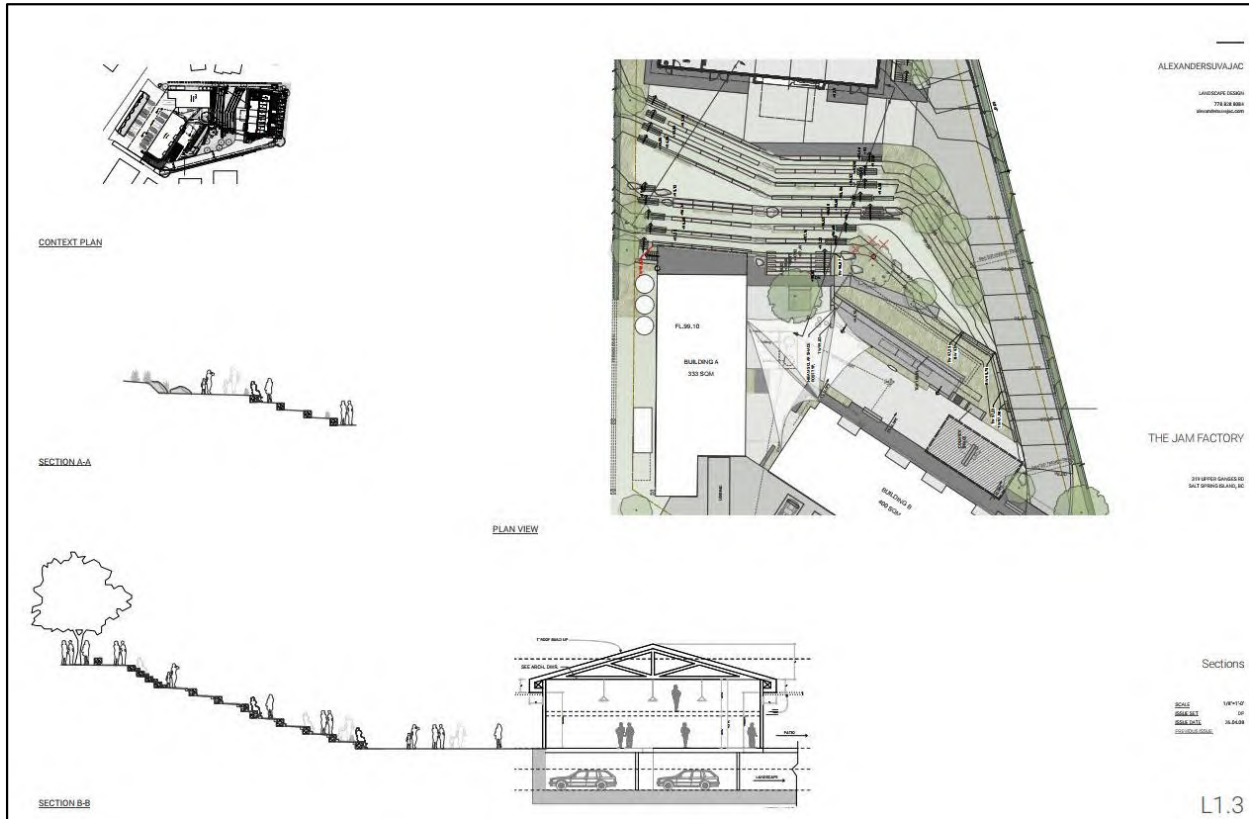


PROPOSED



SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

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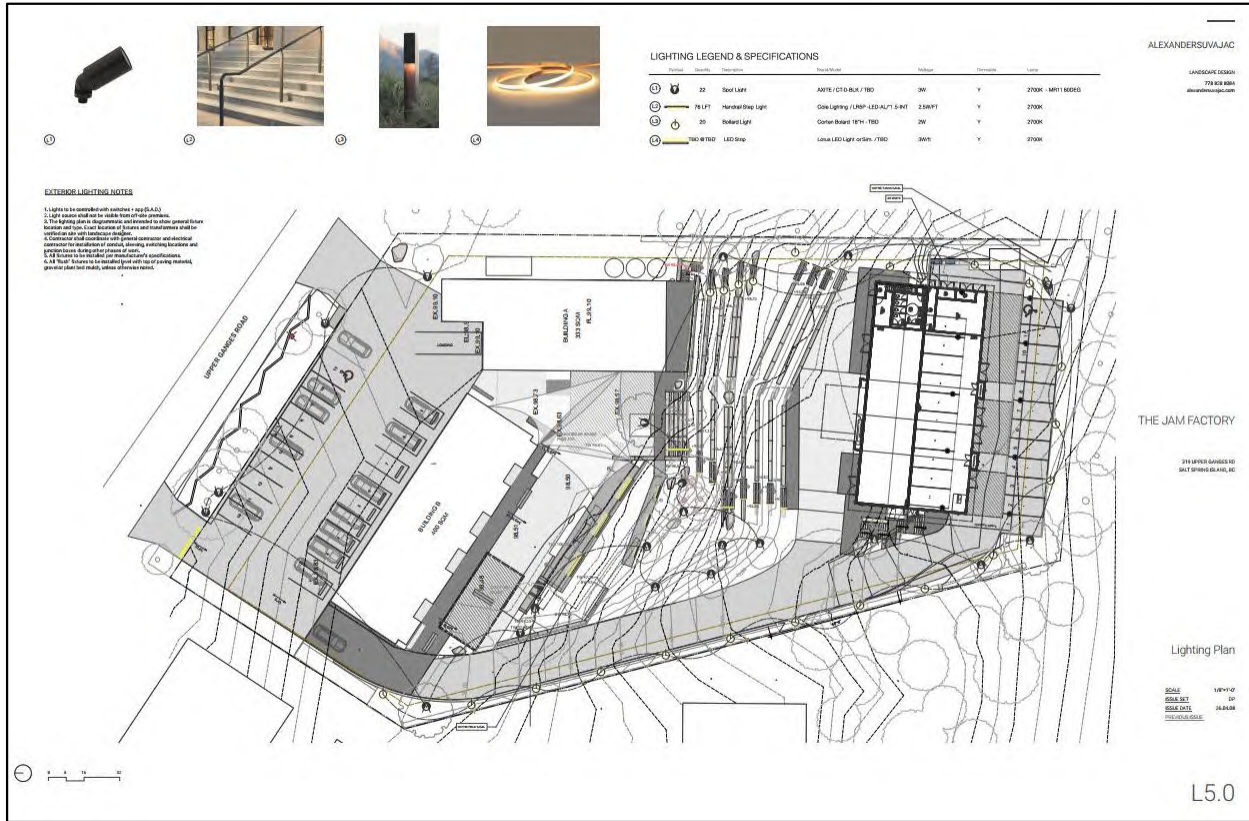




PROPOSED

SALT SPRING ISLAND LOCAL TRUST COMMITTEE DEVELOPMENT PERMIT PLDP20260067

SCHEDULE NO. 2 (Continued)





DATE OF MEETING: June 11, 2026
 TO: Salt Spring Island Local Trust Committee
 FROM: Peter Thicke, Island Planner
 Salt Spring Island Team
 COPY: Mary Storzer, Regional Planning Team Manager
 Stefan Cermak, Director Planning Services Manager
 SUBJECT: OCP-LUB Project Update

RECOMMENDATION

1. That the Salt Spring Island Local Trust Committee receive the staff report title “OCP-LUB Project Update” dated June 11, 2026 for information.

REPORT SUMMARY

This report provides the Salt Spring Island Local Trust Committee (LTC) with background data collected to inform the “What We Heard So Far” report and recommends that staff update the Project Charter for the OCP-LUB Update with a draft to be reviewed by the LTC at an upcoming meeting.

ANALYSIS

1. Raw Engagement Data

The former project consultant has provided the raw data that was collected during the initial engagement period that occurred in the fall of 2025. This data informed the “What We Heard So Far” report that was provided by the consultant and presented to LTC at their May 14, 2026 regular meeting.

Staff have included this data (as Attachment 1) as part of this report to support transparency in the process and to better inform the next phase of consultation activities related to the project.

2. Islands Trust Regional Planning Team and Updated Project Charter

The Islands Trust Regional Planning Team is an internal staff group dedicated to long-term policy work across the Islands Trust area. The team includes an Island Planner from each Trust office, guided by a Regional Planning Team Manager. The team is currently reorganizing to better support larger, complex projects across the organization.

With the departure of the project consultant and the transition to Islands Trust staff completing the remaining work on the OCP-LUB Update Project, the Regional Planning Team is well-positioned to support the completion of the OCP-LUB Update Project. This expanded capacity will improve the project process, draw on the experience of multiple Island Planners, and apply lessons learned from comparable recent projects. This is an

exciting addition that promises to result in a better final outcome for this project while also addressing various requests to either assess or appoint increased resources to the project.

The recent project transitions, including the shift from consultant to staff-led project delivery and the assignment of the Regional Planning Team to the Salt Spring OCP-LUB Update Project, make this the right moment to revisit the Project Charter and companion documents, including the Terms of Reference (Attachment 3, last updated in 2024), to ensure they accurately reflect the project's current structure and path forward. The current Charter, dating from 2023 (Attachment 2), no longer reflects the project's present state, process, or trajectory. Staff are currently working on an updated Project Charter to accurately reflect the planned for process and trajectory and plan to bring this forward to the July 9th LTC meeting.

While staff acknowledge that this may feel like a step back initially, it is instead a deliberate reset of the project's foundation to enable confident, productive progress. The core objectives of the project remain intact: equitable community engagement, early and ongoing collaboration with First Nations, updated housing policies, and modernization of the OCP. What the updated Charter will add is a realistic timeline and revised scope, an updated budget, resource allocation from the Regional Planning Team, and a workplan that reflects where the project actually stands today. It also allows integration of Important learnings and work completed to date into the revised Project Charter.

Undertaking this process now gives the current LTC the opportunity to set the project up for success and establish the clarity and direction needed to carry it meaningfully into the next political term.

NEXT STEPS

Should LTC recommend reviewing and updating the project charter, staff will work with the RPT to prepare appropriate revisions and bring them forward for LTC review at a future meeting (anticipated for July).

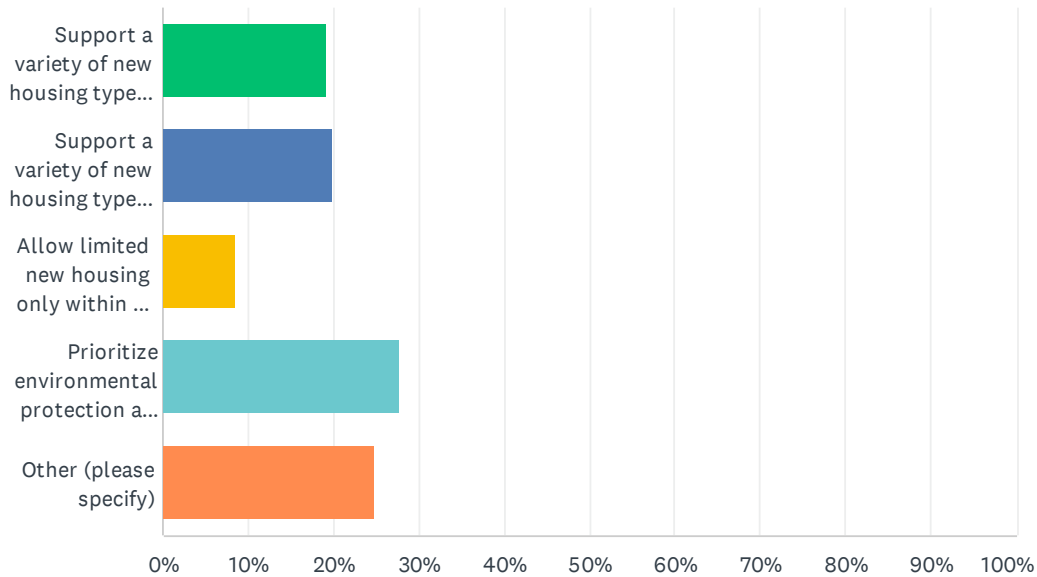
Submitted By:	Peter Thicke, Island Planner	May 29, 2026
Concurrence:	Mary Storzer, Regional Planning Team Manager	May 29, 2026

ATTACHMENTS

1. Raw Engagement Data
2. Current Project Charter
3. Current Project Terms of Reference

Q1 As our community plans for the future, we need to balance the demand for additional housing with protecting sensitive coastal environments and ensuring that infrastructure (roads, water, transportation) can keep pace. Which approach best reflects your opinion on this balance?

Answered: 141 Skipped: 1



ANSWER CHOICES	RESPONSES
Support a variety of new housing types (e.g. secondary suites, tiny homes, townhomes, etc.) to improve affordability and availability, even if it requires significant new infrastructure investments.	19.15% 27
Support a variety of new housing types provided infrastructure and environmental protections are updated at the same time, as needed.	19.86% 28
Allow limited new housing only within the Village Designations (Fulford, Channel Ridge) where infrastructure and environmental impacts can be managed.	8.51% 12
Prioritize environmental protection and limiting growth, even if it means fewer housing options.	27.66% 39
Other (please specify)	24.82% 35
TOTAL	141

#	OTHER (PLEASE SPECIFY)	DATE
1	I would choose both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future," which reflects community agreement, is aligned with the LTC's priorities, and has been vetted by a planner.	10/7/2025 10:41 AM
2	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future," which reflects community agreement, is aligned with the LTC's priorities, and has been vetted by a planner.	10/7/2025 10:27 AM
3	Salt Springers want both affordable housing and environmental protection. For a holistic	10/7/2025 10:13 AM

Salt Spring Island OCP-LUB Update Project

approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.

4	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 10:10 AM
5	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 9:06 AM
6	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 8:24 AM
7	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/7/2025 7:50 AM
8	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/6/2025 7:59 PM
9	The current OCP already allows for thousand of additional housing. Only additional housing should be truly affordable housing (purpose built) within Ganges. Channel Ridge is not suitable for housing.	10/6/2025 7:52 PM
10	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/6/2025 7:39 PM
11	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/5/2025 2:09 PM
12	reliable affordable housing only, please	10/5/2025 11:55 AM
13	It's possible to support a variety of new, affordable housing AND protect the environment. I support the recommendations from the report "Common Ground Consensus for the Future" that will be submitted to the LTC by Transition Salt Spring.	10/5/2025 9:58 AM
14	Prioritize environmental protection and limiting growth, while at the same time supporting a variety of new housing types including residential units above retail in the village centres with existing infrastructure.	10/4/2025 12:44 PM
15	Salt Springers want both affordable housing and environmental protection. For a holistic approach that supports both, please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future,” which reflects community agreement, is aligned with the LTC’s priorities, and has been vetted by a planner.	10/3/2025 7:38 PM
16	This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled “Common Ground Consensus for the Future.” It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now, SSI Farmland Trust and Transition Salt Spring), long-time housing advocates, farmers, business owners, elected officials from the relevant local agencies (Islands Trust, CRD/LCC, North Salt Spring Water District), members of Positively Forward and Keep Salt Spring Sustainable, younger and	10/1/2025 7:46 PM

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elderly community members, environmental advocates, philanthropic organizations, tradespeople, Indigenous rightsholders and non-rightsholders, as well as representatives of marginalized, underhoused and disabled people. The Consensus for the Future is a package of proposals, now vetted by a planner, that have been weighted to take account of the LTC's 3 "lenses" for input to this engagement: climate change, whole ecosystems and Indigenous interests. Given the short timeframe for the LTC's public engagement, I feel the Common Ground work should be foundational to all future OCP-LUB revisions.

17	Density transfers to be used to allow population growth where it makes sense, and avoid natural areas as well as areas with high road washout and fire potential. In other words, move development and housing out of "one way in" roads, not-to-code roads and areas highly vulnerable to closure from heavy rain washouts, fire and other concerns with access to emergency vehicles (eg., access to water supplies).	10/1/2025 6:58 PM
18	Allow the community itself, meaning permanent long time residents who live on their own property, to organically accommodate housing through social networks, provided fundamental safety issues are uncompromised. Government ought not to be expected to solve every problem, or to provide every solution. Regulations must not be changed, the word "balancing" is a Trojan horse for developers for profit.	10/1/2025 4:24 PM
19	I don't understand the difference between the first two answers. Support new housing even if it means more infrastrcutre, vs. support new housing if infrastrcutre is updated. It makes no sense to include Channel Ridge as a village.Go with #1 if you want a single answer.	10/1/2025 11:52 AM
20	P	10/1/2025 10:33 AM
21	I support only affordable housing projects , run by not-for-profit associations .	10/1/2025 10:12 AM
22	This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future." It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now, SSI Farmland Trust and Transition Salt Spring), long-time housing advocates, farmers, business owners, elected officials from the relevant local agencies (Islands Trust, CRD/LCC, North Salt Spring Water District), members of Positively Forward and Keep Salt Spring Sustainable, younger and elderly community members, environmental advocates, philanthropic organizations, tradespeople, Indigenous rightsholders and non-rightsholders, as well as representatives of marginalized, underhoused and disabled people. The Consensus for the Future is a package of proposals, now vetted by a planner, that have been weighted to take account of the LTC's 3 "lenses" for input to this engagement: climate change, whole ecosystems and Indigenous interests. Given the short timeframe for the LTC's public engagement, I feel the Common Ground work should be foundational to all future OCP-LUB revisions.	9/29/2025 4:22 PM
23	This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future." It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now,	9/29/2025 1:17 PM
24	Having lived on SS for 33 years, and holding roles as employer and landlord, I wholeheartedly endorse the Common Ground consensus for the Future: This question builds on a false narrative that has created division in our community for decades, that we have to choose between environmental protection and building the affordable housing we need. Please look at the report to be submitted to the LTC titled "Common Ground Consensus for the Future." It is the result of a 10 month process that included the Common Ground Summit in April 2025, and consultation with representatives of the broad spectrum of Salt Spring residents: the leaders of most of our major non-profits (IWAV, SSI Agricultural Alliance, Lady Minto Hospital Foundation, Community Services, Housing Now, SSI Farmland Trust and Transition Salt Spring), long-time housing advocates, farmers, business owners, elected officials from the relevant local agencies (Islands Trust, CRD/LCC, North Salt Spring Water District), members of Positively Forward and Keep Salt Spring Sustainable, younger and elderly community members, environmental advocates, philanthropic organizations, tradespeople, Indigenous	9/29/2025 11:58 AM

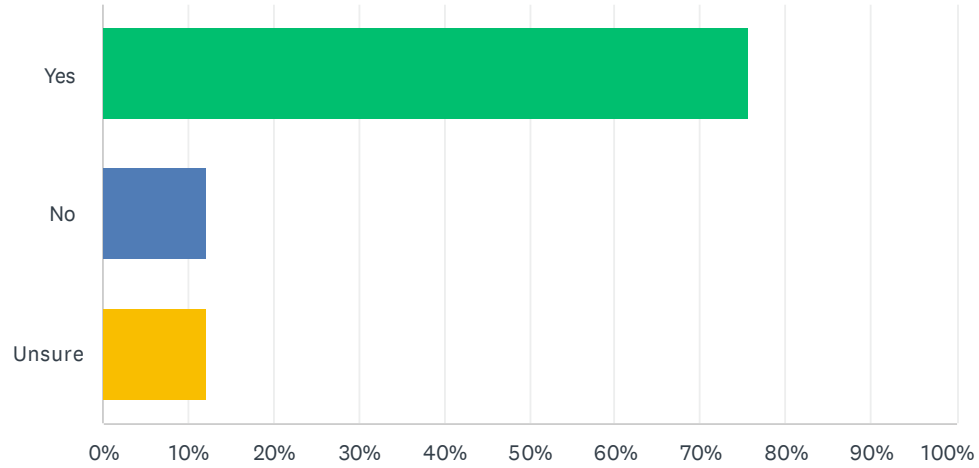
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25	It is important to include active parks and trail creation and maintenance to the list of infrastructure	9/25/2025 2:16 PM
26	We only need affordable housing in Ganges Village and continued single family houses where currently allows.	9/25/2025 10:21 AM
27	This survey question is poorly written. It presupposes that there must be either environmental protection or housing. That is not true at all. You could have increased housing in and around Ganges and a focus on protection elsewhere. Channel Ridge should absolutely not be developed. This underlines why consultation can't be done by survey.	9/18/2025 7:54 PM
28	Increase density in Ganges first. Transportation hub around central services. Allow clustered housing developments to allow for land conservation covenants around the housing. Get away from current housing practices on large tracts of land for only single family dwellings.	9/17/2025 8:34 PM
29	There are vacant suites all over the island that could be rented if owners weren't deterred by the inequity of the tenant biased Landlord and Tenant Act. Why is this not being addressed? Many homeowners could use the income to help maintain their properties but are afraid to take a chance on getting a bad tenant...one who abuses the property, doesn't pay their rent but cannot be evicted. We have all heard the horror stories and I have personally had the experience. Fix the Act. Why build more before filling what we have.	9/16/2025 5:30 PM
30	Densification primarily in Ganges.	9/16/2025 3:51 PM
31	Prioritize affordable (not for profit) housing along side of environmental protection focussing on water resources as a limiting factor to population growth on the island.	9/15/2025 9:19 PM
32	Incentive development around Ganges. Prioritize affordable housing over single family homes	9/15/2025 8:46 PM
33	Before building more affordable homes, why is the tenant biased Landlord and Tenant Act not being addressed. There are suites all over this island that could become additional affordable homes if home owners weren't terrified to take a chance on getting a bad tenant...one who uses the property, fails to pay the rent and can not be removed. Many homeowners also need the added income to maintain their properties but suites sit vacant. Many seniors may also appreciate the company and a little help with gardening etc. but won't take the chance of getting a bad tenant. We've all heard the horror stories and Zi had a first hand experience so I know the fear is real and justified. Fill existing homes before building more...Fix the Landlord Tenant Act first.	9/15/2025 8:37 PM
34	Non-market housing that is available at protected reasonable rents for workers in Ganges and potentially at other places close to transit.	9/15/2025 4:55 PM
35	test	9/15/2025 2:17 PM

Q2 Should the OCP create policies that encourage nature-based and green infrastructure, such as urban forestry, or nature-based solutions for stormwater management in future housing development?

Answered: 140 Skipped: 2



ANSWER CHOICES	RESPONSES	
Yes	75.71%	106
No	12.14%	17
Unsure	12.14%	17
TOTAL		140

Q3 What do you like most about being on Salt Spring Island that should be preserved or enhanced as the community grows? Please provide a response in the space below.

Answered: 133 Skipped: 9

#	RESPONSES	DATE
1	Peace and quiet. Diversity of the community. Access to arts, culture and great locally grown food.	10/7/2025 11:24 AM
2	I greatly value the natural environment in all its diversity, as well as the human population here in all of its diversity. I believe we can create space for both.	10/7/2025 10:41 AM
3	Continue to preserve our natural environment and sense of community but enhance affordability and availability of housing by permitting alternative housing.	10/7/2025 10:27 AM
4	Island living with all its challenges and rewards. Community spirit. Limited growth. Limited traffic. Natural , protected environment.	10/7/2025 10:26 AM
5	not only protection of this fragile environment, but also repairing much of the damage already done. Please consider following the recommendations in the document, "Common Ground Consensus for the Future"	10/7/2025 10:13 AM
6	I love the comparatively slow pace of life on Salt Spring and its natural beauty as well as its villages and hamlets which remain on a scale that feels safe and welcoming. I think we need to use innovative thinking to find places where we can accommodate housing which is affordable for workers and younger members of the community. This need not come at the expense of the environmental values we all hold dear.	10/7/2025 10:10 AM
7	The blend of the natural environment, diverse population, a community committed to helping one another and an emphasis on maintaining and supporting the small business owners.	10/7/2025 9:21 AM
8	I love both the ease of connection with trees, waterways, and other beings, as well as the diverse human community that I experience here. I believe that careful planning will allow us to both protect the natural spaces AND create much-needed housing for workers, low-income folks, and families. Just as we see in biodiversity, human communities are also strongest when diverse, and not providing affordable housing would mean a drastic decrease in human diversity here.	10/7/2025 9:06 AM
9	I like it's parks and wild lands and access to the ocean, both of which are under developed from a recreational perspective preservation does not have to exclude people. I also like that it has lots of larger rural properties, along with denser communities.	10/7/2025 9:06 AM
10	Parks and beaches	10/7/2025 8:58 AM
11	Income diversity in the community, deep connection and relationship with the local ecosystem, thriving local culture.	10/7/2025 8:24 AM
12	Access to lakes for swimming Beaches Hiking trails	10/7/2025 8:12 AM
13	The feeling of community and slower pace. Our environment should be preserves and we need more affordable housing desparately.	10/7/2025 7:50 AM
14	I like the rural nature of Salt Spring, the convenient 3 Ferry terminals , the 5-6 hours of quiet and dark nights after the last ferry....	10/7/2025 7:50 AM
15	The lakes, beaches,trails and Saturday market, Tuesday market also.	10/7/2025 7:11 AM
16	No franchisees, limited growth, expansion of protected areas, land back campaigns. All new builds be climate wise, incorporate clean energy and gray water systems.	10/7/2025 6:15 AM
17	The variety of trails that are suitable for all ages and abilities and the feeling of belonging to a caring community	10/7/2025 5:56 AM

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18	Agriculture	10/7/2025 1:42 AM
19	Workforce housing	10/6/2025 10:22 PM
20	Community and culture	10/6/2025 10:20 PM
21	Community	10/6/2025 10:17 PM
22	Community, IT needs to protect the community and culture as much as the environment.	10/6/2025 10:15 PM
23	Community, without more housing the community will be lost	10/6/2025 10:12 PM
24	Rural/Agricultural environment, trees and native vegetation, smaller homes more parks, walking connections, public transit	10/6/2025 10:01 PM
25	We want both to protect our natural environment and build the affordable housing we need to preserve the character of our community.	10/6/2025 9:56 PM
26	Economic and social diversity; ecological values particularly with accessible conservation and restoration areas; inter-relational community within village 'hubs' - Fulford, Ganges, Vesuvius, fernwood	10/6/2025 9:46 PM
27	a glance of rural, quiet zones with accessibility to Ganges village amenities	10/6/2025 9:29 PM
28	that old houses are not demolished and in their place, new ones built covering the whole property an awareness that as an island, we have a limit on how many people should live here	10/6/2025 9:17 PM
29	Tourism, housing, service jobs	10/6/2025 8:40 PM
30	The rural life	10/6/2025 8:23 PM
31	Rural character and island environment	10/6/2025 8:22 PM
32	The safety and rural feeling of the island. Knowing where a lot of your food comes from and knowing your neighbors	10/6/2025 8:15 PM
33	Protection of our natural environment so we can have wonderful trails to walk, parks to spend time in and clean water. We also need to have affordable housing to preserve the character of our community.	10/6/2025 7:59 PM
34	Environmental protection. Farms.	10/6/2025 7:52 PM
35	Cultural activities such as open low-amped music, and farming with roosters. Ganges needs a community centre, and a First Nations Centre, such as the old fire hall.	10/6/2025 7:44 PM
36	The small town and rural atmosphere. Over building is as detrimental to a community as under building	10/6/2025 7:39 PM
37	Surroundings of natural environment, including forests, beaches, as well as farmland	10/6/2025 5:13 PM
38	Not too crowded	10/6/2025 11:29 AM
39	Quiet nature spaces, slow pace	10/6/2025 9:36 AM
40	Keep us rural - too much development and housing outside of designated villages.	10/6/2025 9:14 AM
41	All the trails, Parks, ocean access, community	10/6/2025 4:09 AM
42	Nature and limited growth that allows for water sustainability	10/5/2025 5:47 PM
43	No high rises or tall buildings, no chain stores, a diverse community with diverse interset and socioeconomic groups	10/5/2025 3:41 PM
44	It's important to me that we restore areas that have been degraded on Salt Spring Island, keep creating reserves to preserve what is rare, and it is also important to me that our community is varied - with housing for all people, whether insecurely housed or wealthy.	10/5/2025 2:09 PM
45	Quiet forested areas and rural lifestyle and non-tourist time in winter!	10/5/2025 11:55 AM
46	Workers. As someone who has working in supportive housing I know the needs of workers here on the island and if we want to keep anything sustainable there has to be workforce housing. Continuing to prioritize the rights of tourists and people who own giant second homes that sit empty year round, while workers are leaving the island because of unreasobable rent.	10/5/2025 10:34 AM

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Then you have housing initiatives that take years to even get through red tape, this is unacceptable. AirBNBs need to go or be drastically cut in numbers. Housing workers should be a priority for the future of this island.

47	Stop expensive mega homes for the rich and maintain ,increase homes for medium,low income families	10/5/2025 10:03 AM
48	I love the sense of community I feel with other parents raising young children on this island. I love living in a community that values the environment and fosters a connection to the land. I fear without more affordable housing, Salt Spring will lose many young families whose parents work and contribute to our community, and want to make sure that we protect our natural environment and grow our climate resiliency as our community grows.	10/5/2025 9:58 AM
49	The natural beauty and pristine environment. The strong sense of community and collaboration.	10/4/2025 1:57 PM
50	“Growth” for its own sake is anathema, and the relative absence of this Growth model along with significant numbers of residents who have turned away from a society based on Growth, Accumulation and Comfort combined with the relative abundance of natural more-than-human systems of life - this is what makes Salt Spring special. However, in recent years things are hanging, in no small part because of land prices skyrocketing due to global speculation. Growth needs to be limited while shifting the financial burden of housing - which is human right - to those existing land owners , particularly those paying minuscule tax on agricultural land when they’re actually running a spa.	10/4/2025 12:44 PM
51	Sense of community	10/4/2025 6:24 AM
52	The natural world, a diverse, creative and open culture,	10/3/2025 7:38 PM
53	Quiet areas of forest ,open areas where nature can thrive and farms exist.Parks and trails which can be enjoyed by foot	10/3/2025 4:02 PM
54	Small population	10/3/2025 6:44 AM
55	I like the limited growth and that we try not to have huge skyscrapers, also love that we don’t have huge corporations like Walmart, hamburger joints, Costco etc.	10/2/2025 7:03 PM
56	The aesthetic beauty and unique island culture should be protected. Any development should be modest and well conceived, and growth should be slow and not for greed or profit.	10/2/2025 6:10 PM
57	All the trees. community gardens. Parks. The pool.	10/2/2025 1:11 PM
58	The natural environment. Limit growth and adopt the Policy statement before you do anything about the OCP	10/2/2025 10:43 AM
59	I like that people are taking climate change seriously and are trying very hard to do something about it. Water could become a serious problem if we have too many houses.	10/2/2025 9:44 AM
60	I love the beautiful natural surroundings and rural nature of SSI, and the active involvement of many community members in a variety of organizations that enrich our lives here.	10/2/2025 9:31 AM
61	I like that the Islands Trust has managed to limit development on the island even though there are glaring examples of where it has failed such as Channel Ridge and the Vortex. Luckily neither has proceeded.	10/2/2025 7:55 AM
62	Our community diversity is our biggest asset. We need to ensure all demographics are being looked after, with infrastructure for families, housing insecure, workers and elderly	10/2/2025 6:46 AM
63	Green space	10/1/2025 8:13 PM
64	Wild spaces like ecological reserves that are not parks. Hunter gatherer options. Limited tourist development. Don’t follow tofino	10/1/2025 7:54 PM
65	our natural environment, our farming and gardening community, and the diverse population of people of all ages and income levels.	10/1/2025 7:46 PM
66	The access and extent of natural areas and habitat for wildlife. It should not be in the form of recreational use areas (although some of this is okay), but rather, ensuring that natural areas of sizes sufficient to support target SAR and endemic wildlife species can be supported into the future, despite climate change.	10/1/2025 6:58 PM

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67	Silly question!! Growth has to be contained on the gulf islands as a whole ecosystem. That's the point of the Legislation, the policy, and the OCP.	10/1/2025 5:51 PM
68	Protection of nature and limit population growth. I moved here over 30 years ago when the population was about 8000 and now it is almost 12,000. This is too much rapid growth.	10/1/2025 5:09 PM
69	The environment	10/1/2025 4:47 PM
70	Minimize road traffic, increase bus service and other transportation solutions. Accept that there are limits to growth to preserve greenscapes, natural waterscapes and groundwater, farmland production, and community peace and integrity. Not everyone can live on Salt Spring who wants to. Seems like 'supportive housing' providers are accommodating disturbed folks from their operations elsewhere, to relocate to Salt Spring, where their ingrained lifestyles and interpersonal behaviours are destructive to our community.	10/1/2025 4:24 PM
71	Large areas of protected green space	10/1/2025 2:58 PM
72	I moved here because I wanted something different from the commonly held narrative of growth is progress and we must keep developing until there is nothing left etc. I feel extremely fortunate to live in a protected area, particularly in this day and age.	10/1/2025 12:20 PM
73	The Islands Trust is unique in the world, with a mandate that encompasses the whole living community in one of the rarest tree ecosystems in the world, which has an integrated diversity of non-human residents that can't live anywhere else. This must, absolutely, be the priority over the notion held by some people that they have a right to live wherever they choose, and that place must provide for their needs.	10/1/2025 12:19 PM
74	I value access to services (hospital, shopping, artists, fitness, school, farmers market), and nature. The Islands Trust is about protecting the amenities. In 1974 when the Islands Trust Act was passed, there was no sewage treatment, there was a farmers' market but no craft market to speak of, smaller lots were allowed, there was less tree cover (due to previous logging), less ferry service, but more stores per capita. Incomes and cost of living were very different, the BC building code had just been introduced so none of the existing amenities followed that. The goal can't be to protect just the amenities and environment from 1974, but to adapt and grow with the times.	10/1/2025 11:52 AM
75	A wonderful community of appropriate size, but this doesn't mean that population shouldn't grow by some limited amount.	10/1/2025 11:52 AM
76	A sustainable, low-impact community of socio-economic diversity in a quiet, natural setting with housing for all its citizens.	10/1/2025 11:47 AM
77	Limit growth	10/1/2025 11:41 AM
78	I like living in a place that is protected by provincial legislation (Islands Trust Act) as I know our ecology will be protected and not be over-developed like every other place.	10/1/2025 11:40 AM
79	Nature preserve areas	10/1/2025 11:38 AM
80	Nature. Indigenous leadership. Quiet. Caring, healthy, community. The arts.	10/1/2025 11:34 AM
81	Access to natural areas. Independent businesses rather than chain stores.	10/1/2025 11:33 AM
82	Living in a protected area, i.e. limited development, prioritizing the environment. The Islands Trust Area is absolutely unique in that it protects the environment and promotes a sustainable community while protecting the area from over development and greed. It absolutely deserves protecting in its current form. I would support the strengthening of environmental protection in the OCP but not relaxing development.	10/1/2025 11:30 AM
83	the preservation of endangered ecosystems	10/1/2025 10:42 AM
84	I appreciate the access to natural areas, such as shore-lines and parks. Also the community spirit of helping everyone. I enjoy , at times ,the lack of cars,	10/1/2025 10:12 AM
85	I moved here knowing that the Trust had a mandate to "Preserve and Protect" the natural environment. This is still a priority to me.	10/1/2025 10:12 AM
86	The natural environment.	10/1/2025 9:59 AM
87	The sense of community, belonging and responsibility among the residents.	9/30/2025 3:25 PM

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88	Protecting our natural environment, while building affordable housing to preserve the character of our community.	9/29/2025 4:22 PM
89	We must be intelligently balance the needs of the environment with smart development to firstly house the workforce and young families that we need so badly to continue to be a vibrant island.	9/29/2025 1:17 PM
90	When i moved her 33 years ago, it was a haven for low income people, single mom's, artisans, gardeners and others who were able to build this colourful, alternative community alongside the long-timer farming families. Now it seems impossible for our children to buy into the market or find secure, long-term housing so that they can stay in the community they grew up in. Of course I want the nature, hiking trails, small scale farming and the small business aspects of SS to survive, but the island is its people and if they get squeezed out due to poor planning for affordable housing, then what is the point? I do not want us to just be a cute tourist destination. Way too many Air BnBs and not enough worker or senior housing for modest incomes.	9/29/2025 11:58 AM
91	I like the scenic quality of the island, forests, farm fields, opportunities for walking and hiking, the vibrant cultural life of the island as well as access to recreation, hospital, library and recreation amenities. I like that it is a complete community.	9/25/2025 2:16 PM
92	The natural environment and small community.	9/25/2025 10:21 AM
93	Salt Spring island is a microcosm of the housing problems facing every community worldwide - a shortage of affordable housing for workers, seniors, young families, the marginalized, the Indigenous and so on, at a time when sky-high land and construction costs threaten the economic viability of every new project. That isn't a separate problem from the natural environment of which we (and the Indigenous people who have been here for millennia) are the stewards, any more that it's separate from considerations about watersheds, climate change, preserving whole ecosystems, national and international politics, and Indigenous interests. This is why I feel the most important thing we need to preserve about Salt Spring is the common ground we've found - through the Common Ground process we're putting the unity back in community, and finding the best solutions that the greatest number can agree on. From that, everything else will flow: our small-village character, our natural beauty, our economy, our care for the well-being of the least among us.	9/23/2025 1:58 PM
94	Community focused infrastructure that encourages people to gather in a non commercial settings for mutual benefits.	9/23/2025 11:24 AM
95	What I value most about Salt Spring is its diversity of people and the unique sense of community that comes from neighbours of all ages, backgrounds, and income levels living together. This mix is what gives the island its heart and resilience. As the community grows, it's essential to preserve affordability and create opportunities so that Salt Spring doesn't become a place only for the ultra-wealthy. We need to ensure that people in lower and middle income brackets—workers, artists, young families, seniors on fixed incomes—can continue to live here. Maintaining this diversity will keep the island vibrant, inclusive, and sustainable for generations to come.	9/22/2025 11:58 AM
96	large parks, long trails, plentiful access to shoreline	9/22/2025 10:56 AM
97	The people. The diversity of the people. This diversity is being lost due to the value of land and the class of people who can buy it. We all love the environment, that is why we live on an island. We also love the hospital, schools and other amenities that need a healthy workforce. Housing options should match a diverse community not drive its destruction.	9/21/2025 6:25 PM
98	Preservation of our natural environment with particular attention to water preservation and fire prevention as climate change progresses.	9/20/2025 5:14 PM
99	Preserve and protect SSI just like it says in your mandate.	9/20/2025 2:00 PM
100	The unique environment must be preserved and preserved. The foundational documents to the islands Trust make this clear. Apparently islands Trust has legal opinions about the foundational documents. These should be made public so that we have a level playing field for discussion. Further the question presumes that the SSI population should grow. Why presume this rather than consult on this? Why should the SSI population grow? Who gains from this other than developers?	9/18/2025 7:54 PM
101	It's nice to live in an agrarian community. We need to do more to protect workers and	9/18/2025 11:48 AM

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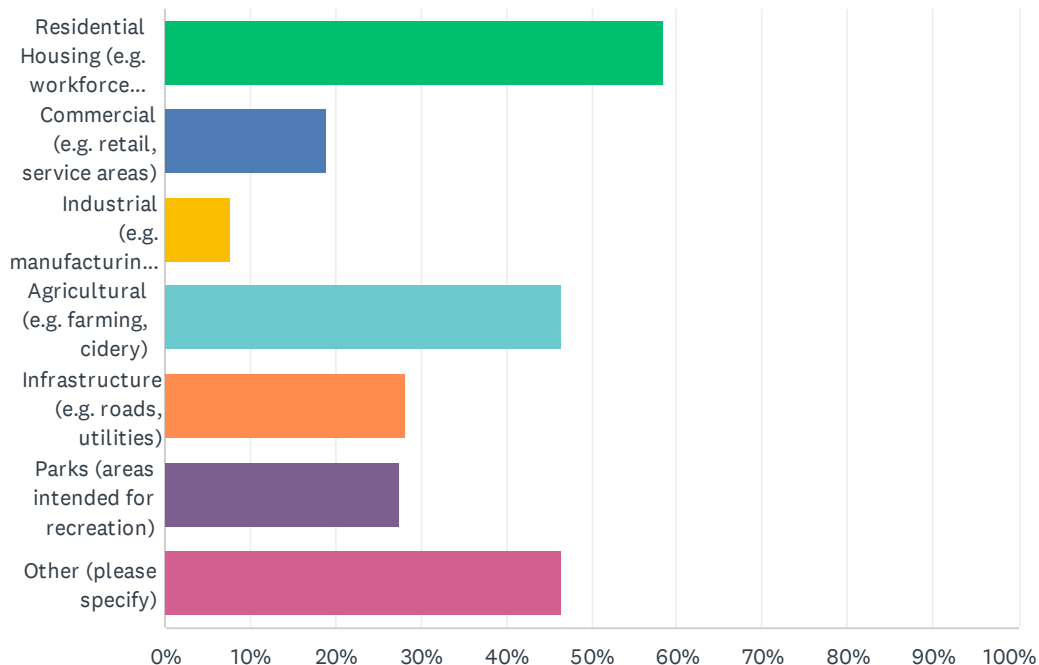
	workforce housing	
102	for me, the most important thing is the sense of community. a community that is essentially rural, it annoys me when people come here saying they love the rural life and then want to have all the facilities of a big city.	9/18/2025 11:47 AM
103	nature	9/18/2025 11:39 AM
104	abundance of nature	9/18/2025 9:09 AM
105	growth limit in the OCP	9/18/2025 8:56 AM
106	The ability for people of all income and backgrounds to find creative housing solutions that fit their unique needs. Tiny homes, trailers and smaller homes need to have support to be here. They need to be legalized and not harassed by complaining neighbours. If this continues to become a place where only the rich can live, we will lose something very precious.	9/17/2025 8:34 PM
107	The natural lands and environment of salt spring island need to be preserved. There should be MORE walkways and pathways, especially along rainbow road leading to vesuvius.	9/17/2025 5:18 PM
108	Quiet. Slower roads, fewer tourists.	9/17/2025 3:23 PM
109	community connection, beautiful nature, people who care	9/17/2025 1:42 PM
110	The low population, rural character, and abundant undeveloped land.	9/17/2025 11:20 AM
111	Salt spring core identity is the natural and rural character. It should be preserved. Only growth should be in Ganges. And it should be low impact, and eco-friendly, using local materials and contractors.	9/17/2025 10:03 AM
112	Village appeal(small)	9/17/2025 9:57 AM
113	nature, rural character	9/16/2025 8:19 PM
114	Access to nature - better public access to lakes and ocean beaches. Improve walkability in Ganges. Maintain prevalence of small businesses over franchise/chain stores	9/16/2025 7:28 PM
115	?	9/16/2025 6:39 PM
116	It has been a safe, relatively crime free community in the past but things are gradually changing due to excess tolerance of drugs and transient population.	9/16/2025 5:30 PM
117	Farmers, young artists, and families with children.	9/16/2025 5:19 PM
118	I like being part of a small community where I know a lot of people and they know me. I like feeling part of the community. I like looking out for others.	9/16/2025 5:11 PM
119	Sense of community, farmland, having a connection to nature	9/16/2025 4:26 PM
120	Lots of farm land and land growing back into its original condition.	9/16/2025 3:51 PM
121	I highly value how Salt Spring very much feels like Canada was 10 years ago. A sense of being culturally Canadian, which is not the case in some other places. I would like to see this culture preserved.	9/16/2025 3:04 PM
122	The markets on Saturday and Tuesday should be year round, perhaps in the old firehall.	9/16/2025 12:36 PM
123	X	9/16/2025 7:57 AM
124	Garry Oaks and Arbutus trees need protection as they are unique and struggling species.	9/16/2025 7:57 AM
125	The environment. Arbutus trees and Garry oaks are especially vulnerable given the changing climate.	9/16/2025 7:41 AM
126	The diversity of the community - the strength of arts, culture, agriculture, education, medical resources, environmental protection and resilience that an educated and resourceful populace supports. Limits to growth will HAVE to happen!	9/15/2025 9:19 PM
127	Diverse community	9/15/2025 8:46 PM
128	The low crime rate because it is still a small community of sensitive caring people. We do not want to become a bedroom community of Victoria	9/15/2025 8:37 PM

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129	The green spaces and trail system	9/15/2025 8:29 PM
130	The harbours and adjacent shorelines. They are each an amenity and an environment that must be preserved and enforced by making such efforts a priority so that the efforts will be funded. Need more enforcement and requisite equipment and manpower to do so.	9/15/2025 8:07 PM
131	Limited development to preserve the environment and not exceed the 17,000 population limit. Also not too increase building densities in areas with limited well capacity. Limit other development to be compatible with existing water supplied.	9/15/2025 7:11 PM
132	Tranquility; and the native plants/wildlife.	9/15/2025 4:44 PM
133	test	9/15/2025 2:17 PM

Q4 What does Salt Spring Island need more of to foster island-based economic sustainability? Select your top 3 choices.

Answered: 142 Skipped: 0



ANSWER CHOICES	RESPONSES
Residential Housing (e.g. workforce housing)	58.45% 83
Commercial (e.g. retail, service areas)	19.01% 27
Industrial (e.g. manufacturing, warehousing)	7.75% 11
Agricultural (e.g. farming, cidery)	46.48% 66
Infrastructure (e.g. roads, utilities)	28.17% 40
Parks (areas intended for recreation)	27.46% 39
Other (please specify)	46.48% 66
Total Respondents: 142	

#	OTHER (PLEASE SPECIFY)	DATE
1	Infrastructure updates - specifically shoulders for main throughfare roads and extension of existing walking trails (e.g. downtown to Mansell - from current end at Long Harbour).	10/7/2025 11:24 AM
2	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/7/2025 10:41 AM
3	Alternative housing-secondary suites, tiny homes, worker cottages.	10/7/2025 10:27 AM
4	Clever and strict Resource management, especially water, waste and recreational areas.	10/7/2025 10:26 AM

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5	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 10:13 AM
6	Rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/7/2025 10:10 AM
7	Continued and expanded support of small businesses and programs for those who struggle economically.	10/7/2025 9:21 AM
8	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 9:06 AM
9	Too much focus on agriculture, we need more room to develop businesses and facilities to support families and children, ie: quality sports facilities and fields... we are joke compared to other communities when it comes to this.	10/7/2025 9:06 AM
10	Childcare	10/7/2025 8:58 AM
11	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 8:24 AM
12	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future iaddresses all of these priorities.	10/7/2025 7:50 AM
13	Extensive, safe bike and pedestrian trails. Island wide. Express bus with room for bikes from Ganges to 5 drop off points in greater Victoria	10/7/2025 6:15 AM
14	Responsible tourism that focuses on our wellness services and nature resources	10/7/2025 5:56 AM
15	Community owned transit	10/7/2025 1:42 AM
16	Affordable Public transportation	10/6/2025 9:46 PM
17	Conservation Land which in turn will support its community, tourism etc.	10/6/2025 7:52 PM
18	Encourage small residences on large properties. Encourage subdivision if providing for a small residence. Allow off-grid starter homes that do not use municipal infrastructure. Allow landlord more flexibility with short term or long term rentals. Cap rental rates. Allow liveaboard boats. Speed up and simplify permits.	10/6/2025 7:44 PM
19	More Nature Reserves	10/5/2025 5:47 PM
20	Trails and nature areas accessible to everyone	10/5/2025 3:41 PM
21	These things are all interconnected in my mind. We need them all. These all require sustainability and complex thinking and solution finding, but we need every single one of these to have a healthy and vibrant community.	10/5/2025 2:09 PM
22	we need people to lower rents of current available housing and limit STVRs, and affordable housing, not MORE residential housing in general	10/5/2025 11:55 AM
23	Rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/5/2025 9:58 AM
24	Greater densification of Ganges to promote year-round living that also does not require cars	10/4/2025 1:57 PM
25	1. Residential housing subsidized by all levels of government. 2. A tourism tax for travellers arriving by boat, ferry or plane. 3. Infrastructure subsidized by all levels of government	10/4/2025 12:44 PM
26	Again, rather than choosing between crucial priorities, all of which are interconnected, Salt Springers want to support a holistic solution that embraces all of them. The Common Ground Consensus for the Future addresses all of these priorities.	10/3/2025 7:38 PM
27	More nature reserves	10/3/2025 4:02 PM
28	We need non-market, affordable housing, with strict agreements that ensure it remains	10/2/2025 9:31 AM

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affordable. Priority should be on workforce housing.

29	Sports facilities, baseball/ softball and soccer	10/2/2025 6:46 AM
30	Good internet and few restrictions on home based business	10/1/2025 7:54 PM
31	This checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	10/1/2025 7:46 PM
32	A learning-based economy that creates partnerships with colleges, universities and food/ag sectors to establish seasonal (fall/spring) workshops and courses that draw on the skills and strengths on SSI/gulf island uniqueness.	10/1/2025 6:58 PM
33	Over and over again, economic sustainability on salt Springs and the rest of the gulf islands means we humans have to learn how to live within the ecosystem not on top of it. I also wonder how a Cidery is an example of agriculture. A cidery is primary processing. And agricultural is primary ne method of primary food production. I worry that everything is being simplified to fit a growth ideology.	10/1/2025 5:51 PM
34	Below market housing	10/1/2025 5:09 PM
35	Salt Spring Island Conservancy land protection	10/1/2025 4:47 PM
36	Less governmental interference, oversight, intrusiveness, and newcomer driven complaints prosecutions. The economy sustains itself and does not need government overreach to "foster" us. We are not your children.	10/1/2025 4:24 PM
37	Active transport options, such as bike lanes, new trails that link towns off roads.	10/1/2025 2:58 PM
38	I would argue the question should read "What does Salt Spring need more of to foster island-based sustainability and environmentalism"?	10/1/2025 12:20 PM
39	Tourists need to pay a fee via ferry tickets to visit the island, a proposed \$2 or \$3 each, since the Trust requires the islands to be preserved and protected for all British Columbians. Also, road shoulders on major routes need to be safer for cycling tourists, who come with fatter wallets than tourists buzzing about in cars.	10/1/2025 12:19 PM
40	Eliminate shot term rental	10/1/2025 11:41 AM
41	protected green space, conservation areas	10/1/2025 11:40 AM
42	More nature preserves	10/1/2025 11:38 AM
43	A radical new 21 century approach to tourism, one that asks people to contribute to our Preserve and Protect values that	10/1/2025 11:34 AM
44	Protected natural areas. Farming (food, not necessarily wine and cider). Protected Water sheds. Tree bylaw.	10/1/2025 11:30 AM
45	A permanent year round market in a building such as the middle school	10/1/2025 10:29 AM
46	support for new environmentally friendly business	10/1/2025 10:12 AM
47	Parks and Protected areas intended to preserve the natural environment - not with a view to provide recreation.	10/1/2025 10:12 AM
48	Only build affordable housing, not more high-priced condos and houses	10/1/2025 9:59 AM
49	Again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	9/29/2025 4:22 PM
50	Again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces	9/29/2025 1:17 PM

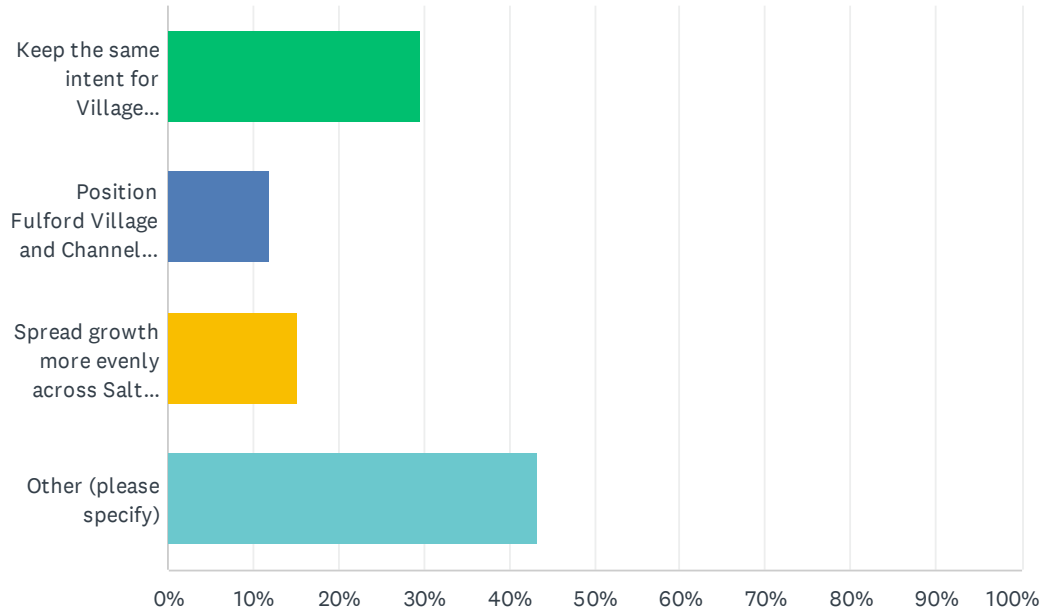
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all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.

51	It has to be AND not INSTEAD! And we have to do better at supporting Indigenous people buying back some land so that they can become a thriving part of our community again! But most of all, again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question.	9/29/2025 11:58 AM
52	Nature reserves	9/25/2025 10:21 AM
53	Again, I feel this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are intereconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that address all of these priorities in a way that has been both vetted by a large number of diverse community representatives, and aligned with the LTC's priorities for input – none of which are reflected in this question.	9/23/2025 1:58 PM
54	Preserve the environment.	9/20/2025 2:00 PM
55	SSI needs more protected environment- not just parks “ intended for recreation “. The lack of this portion underlines the inadequacy of consultation though survey. It may also reveal a bias in the survey design.	9/18/2025 7:54 PM
56	we need a light manufacturing or commercial area. Under the old OCP there are too many bits and pieces of industrial development over the island. Rainbow Road has already a number of commercial and semi industrial enterprises, could lend itself very nicely to concentrating that sort of services	9/18/2025 11:47 AM
57	off season tourism	9/18/2025 9:09 AM
58	nature reserves	9/18/2025 8:56 AM
59	Less is more. Quit trying to be like every other suburb.b	9/17/2025 3:23 PM
60	Bike and walking paths	9/17/2025 9:57 AM
61	non-market housing guaranteed to go to workers	9/16/2025 8:19 PM
62	Not focus on importing cheap labour which undercuts the wage structure and takes entry level jobs away from young people. Don't need to use this strategy to endlessly pursue “progress”. Let the economy grow organically.	9/16/2025 3:04 PM
63	Test	9/16/2025 7:57 AM
64	Non profit housing such as co-operative housing is essential. Cottage industry which is environmentally friendly is preferable to massive increase in large retail (manufacturing). Water has to be at the basis of all planning for any expansion! It will be the most limiting resource in the future!	9/15/2025 9:19 PM
65	Large areas of permanently protected areas such as the NCC Land in the old Beach property.	9/15/2025 4:55 PM
66	test	9/15/2025 2:17 PM

Q5 Salt Spring Island’s existing OCP recognizes Ganges Village as the residential, commercial, and cultural hub of the Island, with secondary growth areas in Fulford Village and Channel Ridge Village. Looking to the next 20 years, where would you focus growth?

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES
Keep the same intent for Village Designations as the existing OCP.	29.60% 37
Position Fulford Village and Channel Ridge Village as potential areas for new housing development, subject to servicing.	12.00% 15
Spread growth more evenly across Salt Spring Island.	15.20% 19
Other (please specify)	43.20% 54
TOTAL	125

#	OTHER (PLEASE SPECIFY)	DATE
1	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 10:47 AM
2	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 10:19 AM

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3	That plan is fine, but there needs to be more commercial zoned in these areas so that these secondary growth areas are more sustainable as denser communities.	10/7/2025 9:21 AM
4	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 9:08 AM
5	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 8:26 AM
6	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/7/2025 7:52 AM
7	Limit growth	10/7/2025 6:20 AM
8	Concerned that channel ridge has fire hazard with scarce water, uncontrolled areas of broom and fire fuel	10/7/2025 6:01 AM
9	Again, this checklist presents a false premise, that we have to choose between our crucial priorities, all of which are interconnected, rather than finding a holistic solution that embraces all of them. The Common Ground Consensus for the Future is a package of proposal that addresses all of these priorities in a way that has been agreed upon by a large number of diverse community representatives, vetted by a planner, and aligned with the LTC's priorities for input –which are not reflected in this question	10/6/2025 10:00 PM
10	Concentrate growth in Ganges Village by incorporating only Ganges area; do density transfers to ensure high value ecological areas are protected while worker and family housing is built in the walkable vibrant core	10/6/2025 9:49 PM
11	Keep growth limited to Ganges	10/6/2025 8:24 PM
12	Ganges Village should be the main focus. Channel Ridge is not suitable for various reasons (water, fire, access...)	10/6/2025 7:59 PM
13	Ganges is too congested. Fulford is geographically challenging. Water supply is critical. Spreading the growth in appropriate areas that are geographically suitable and have water are good places to allow low rise multi dwellings. These should not make developers rich. A reasonable profit assures affordable housing.	10/6/2025 7:47 PM
14	Additional housing should be in Ganges	10/5/2025 5:54 PM
15	Allow properties larger than 0.5 acres or more to have secondary dwellings. Relax the bylaws so that these dwellings can be affordable to most ppl. The stricter the bylaws the more expensive rent will be because not everyone can afford to upgrade existing dwellings and still offer affordable rent.	10/5/2025 4:09 PM
16	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. I support more growth in Ganges and to a lesser extent, Fulford.	10/5/2025 2:16 PM
17	Obviously your consultant doesn't understand re Channel Ridge. Fulford and Ganges only for development	10/5/2025 12:08 PM
18	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues.	10/5/2025 10:08 AM

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More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.

19	Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals that a majority felt were better priorities to explore. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/3/2025 7:41 PM
20	Ganges should have more affordable housing with legal agreements to ensure affordability	10/3/2025 4:14 PM
21	New workforce housing should be limited to Ganges. Fulford and Channel Ridge do not have the water or sewage resources to sustain housing.	10/2/2025 8:07 AM
22	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	10/1/2025 7:49 PM
23	Ganges should be densified, and density-transfers should be used to create small nodes of higher density, affordable eco-houses and tiny house villages along major road corridors. Not in inaccessible areas that will face flash flood and fire risk under extreme weather events now and into future.	10/1/2025 7:03 PM
24	Channel Ridge village is a failed development. Leave it out of the planning equation.	10/1/2025 6:01 PM
25	I would retain the growth limits in the current OCP, including provision of affordable housing re: B.2.1.2.1	10/1/2025 3:12 PM
26	Keep growth limited to Ganges. Channel Ridge ain't never going to happen and Fulford Village already seems maxed out.	10/1/2025 12:24 PM
27	Focus growth only in Ganges Village, now and in the future, and this growth should be truly affordable housing with legal agreements to ensure this affordability.	10/1/2025 12:09 PM
28	Remove Channel Ridge from the OCP. It was an idea that didn't happen so shouldn't be considered in the current planning. Growth should be focussed on Ganges.	10/1/2025 12:02 PM
29	Fulford and Fernwood - yes. No development on Channel Ridge. Eliminate Channel ridge from the potential development areas.	10/1/2025 11:54 AM
30	Limit growth	10/1/2025 11:46 AM
31	Ganges	10/1/2025 11:45 AM
32	Ganges is the only practical option for growth.	10/1/2025 11:44 AM
33	Limit all growth to affordable housing. Period.	10/1/2025 11:41 AM
34	Review Channel Ridge village to see if really realistic or desirable as a village site.	10/1/2025 11:39 AM
35	Ganges is the only viable village for growth. This is where affordable and worker housing should go, but only with legal agreements to assure affordability.	10/1/2025 11:36 AM
36	Ganges. We don't need three villages on Saltspring- fulford is already congested with ferry traffic	10/1/2025 10:37 AM
37	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly,	9/29/2025 4:26 PM

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there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.

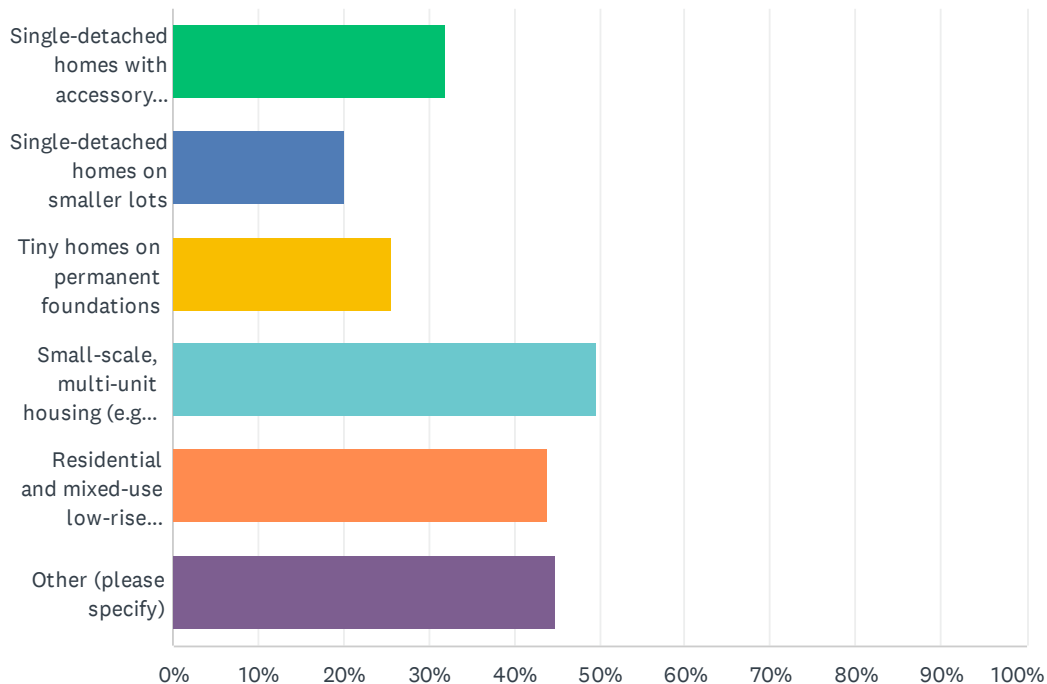
38	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	9/29/2025 1:29 PM
39	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	9/29/2025 12:10 PM
40	Channel Ridge and Fulford Villages are not viable for lack of water, sewage disposal and economic reasons.	9/25/2025 10:38 AM
41	This question shows a limited awareness of both the history of the OCP and the history of Channel Ridge, which everyone agrees has been an environmental disaster. Developing Channel Ridge for affordable housing was one of the proposals going into the Common Ground Summit, but it did not receive much support, over concerns about water availability, distance from town (and insufficient mass transit to support that), and other issues. More importantly, there were other proposals, such as a holistic transformation of Ganges and supporting clustered and alternative housing, that a majority felt were better priorities to explore. These proposals address, among other things, the reality that sea-level rise is already encroaching on Ganges and the village will need to move. Please see the Common Ground Consensus for the Future, for a package of proposals that offers a more holistic answer than this question allows.	9/23/2025 2:39 PM
42	Ganges. Ganges. Ganges. Fit within existing OCP village boundaries.	9/22/2025 10:59 AM
43	Remove the channel ridge village - this was a mistake by past trustees who could not vision. Ganges is the obvious place to focus density, but there must be options that allow alternative forms of housing within the existing neighbourhoods across the island (e.g., ADUs, clustered housing). The existing allowed subdivision potential needs to be seriously looked at. We can't allow more and more big houses in spread out subdivisions. STOP.	9/21/2025 6:33 PM
44	No development, no villages.	9/20/2025 2:02 PM
45	all of the above	9/18/2025 11:59 AM
46	Ganges Village only	9/18/2025 9:11 AM
47	Fulford has no more water for growth. Channel ridge is unrealistic, financially unfeasible. Both should not be looked to for growth.	9/18/2025 8:59 AM
48	Why can't we allow for both opportunities? Ganges and Fulford and Channel Ridge?	9/17/2025 8:39 PM
49	Reduce growth, preserve and protect	9/17/2025 3:30 PM
50	Limit growth across the board rather than densifying the whole island or densifying specific areas.	9/17/2025 11:23 AM
51	Growth should only be in Ganges.	9/17/2025 10:05 AM
52	The original OCP designated Fulford, Vesuvius, Fernwood, and Ganges.	9/16/2025 6:53 PM

Salt Spring Island OCP-LUB Update Project

53	Focus development in and around Ganges moving the village uphill to accommodate sea level rise. Increased desification in Ganges should be balanced with increased preserved land in the rest of the island.	9/16/2025 3:53 PM
54	Fulford, Ganges, Vesuvius. Not sure what is meant by channel ridge village, as there isn't any existing commercial presence there.	9/16/2025 3:07 PM

Q6 What housing types do you feel are most needed on land permitted for residential use? Select your top 3 choices.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Single-detached homes with accessory dwellings (e.g. detached secondary suites, basement suites, etc.)	32.00%	40
Single-detached homes on smaller lots	20.00%	25
Tiny homes on permanent foundations	25.60%	32
Small-scale, multi-unit housing (e.g. Duplexes/Triplexes/Multiplexes, Townhomes, Rowhomes, etc.)	49.60%	62
Residential and mixed-use low-rise apartments (3-4 storeys, including in the same building as shops or services)	44.00%	55
Other (please specify)	44.80%	56
Total Respondents: 125		

#	OTHER (PLEASE SPECIFY)	DATE
1	Multi unit housing specifically designed for multigenerational occupation. e.g. seniors and young families	10/7/2025 11:30 AM
2	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 10:47 AM
3	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants	10/7/2025 10:19 AM

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agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.

4	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 9:08 AM
5	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 8:26 AM
6	Apartments for working people	10/7/2025 8:22 AM
7	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/7/2025 7:52 AM
8	Coop housing.	10/7/2025 6:20 AM
9	Ability for people to add rental housing to their properties under 5 acres where water availability permits	10/6/2025 9:49 PM
10	this depends entirely on where these residential lots are located. Question needs to be rephrased	10/6/2025 7:59 PM
11	Portable Tiny Homes and RV parking with no foundations should be allowed. Some workforce residents are temporary and have permanent residences off island.	10/6/2025 7:52 PM
12	Suites and tiny homes are a good way to quickly address housing as long as I fasten tire is in place- water schools etc	10/6/2025 7:47 PM
13	Residential and mixed-use, but only if enforceable guarantees that the housing will be affordable. Also, single family homes on various size lots	10/5/2025 5:54 PM
14	We need all of these, not 3 choices of these. Different areas of the island may benefit from different types of housing. I would suggest that what we have a lot of is "rural sprawl" - single family homes built on acreages. I would advocate for less of this, preferring a more dense village with a mix of suites, tiny homes, apartment buildings, and multiunit housing.	10/5/2025 2:16 PM
15	Only those residential areas near Ganges and Fulford; not everywhere on the island. Suites fine. Some small scale multi unit houses, again NEAR Fulford and Ganges, not everywhere	10/5/2025 12:08 PM
16	I live in the trailer park on Horel and we will likely be shut down in the future due to degradation. We need more of THIS housing! Taking this away is a huge disservice to the island. We don't need massive homes, we just need reasonable Sq footage to exist in and afford. These trailers are perfect for families and the community that can be established is great as well. It's easier to have people in units such as this then apartments where people can feel "caged". Tiny home pads or trailers are ideal to fix this short term housing issues.	10/5/2025 10:42 AM
17	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/5/2025 10:08 AM
18	Tiny home villages	10/5/2025 10:07 AM
19	Greater density housing in Ganges and Fulford	10/4/2025 2:01 PM
20	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/3/2025 7:41 PM

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21	Single family homes on various sized lots	10/3/2025 4:14 PM
22	social housing	10/2/2025 1:16 PM
23	No more housing !!!!!!! This island is full already and more housing is done at the cost of the environment	10/2/2025 10:47 AM
24	Our current zoning is fine with apartments located in Ganges	10/2/2025 8:07 AM
25	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	10/1/2025 7:49 PM
26	Small mixed use eco-villages in areas that unite farm/ag and business with residential needs. Tiny homes but also mixed types in shared properties, like communal zones.	10/1/2025 7:03 PM
27	Mixed use yes. Apartments no.	10/1/2025 6:01 PM
28	Below market housing. Affordable - with legal agreements to maintain this.	10/1/2025 5:14 PM
29	Current zoning for single family homes	10/1/2025 4:53 PM
30	Housing projects that ensure affordability via legally binding housing agreements.	10/1/2025 3:12 PM
31	We already have an abundance of properties that function as little villages, with accessory dwellings (studios, barns, etc.) that are illegally used for housing, including tiny homes on foundations. Trust needs to either legitimize them, making sure that tenants are well and safely served, or shut them down. This latter works on a snitch system, which is a stretch for everyone -- those who see what's going on and those who count on complicity to keep flouting bylaws. Get pro-active; quit playing blind and playing games..	10/1/2025 12:33 PM
32	I find this question misleading as you pose it as a wish list, when in reality we have to stay within our zoning/density limits to protect our ecosystems.	10/1/2025 12:24 PM
33	Single-family residences	10/1/2025 12:09 PM
34	No more single family homes on large lots. No more McMansions. Downzoning may be required.	10/1/2025 11:54 AM
35	No more growth	10/1/2025 11:46 AM
36	- Residential and mixed use 3-4 storey in Ganges only. - Affordable purpose built housing close to Ganges. - Single family housing (not monster homes) on various size lots where already permitted	10/1/2025 11:44 AM
37	Limiting all growth to affordable housing only.	10/1/2025 11:41 AM
38	Current zoning regulates permitted residential use. Any changes that are considered should consider the overriding principle of "Preserve and Protect", as well as available water, sewage, and the cost of additional infrastructure. These priorities only make sense to consider on a site specific basis with regard to lot size, water, sewage and environmental impact. Any or none of the above may be appropriate when considering these priorities.	10/1/2025 11:36 AM
39	2 level mixed commercial /residential in Ganges only.	10/1/2025 10:37 AM
40	other multiple sized units in private homes	10/1/2025 10:23 AM
41	Affordable housing near town	10/1/2025 10:04 AM
42	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	9/29/2025 4:26 PM
43	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants	9/29/2025 1:29 PM

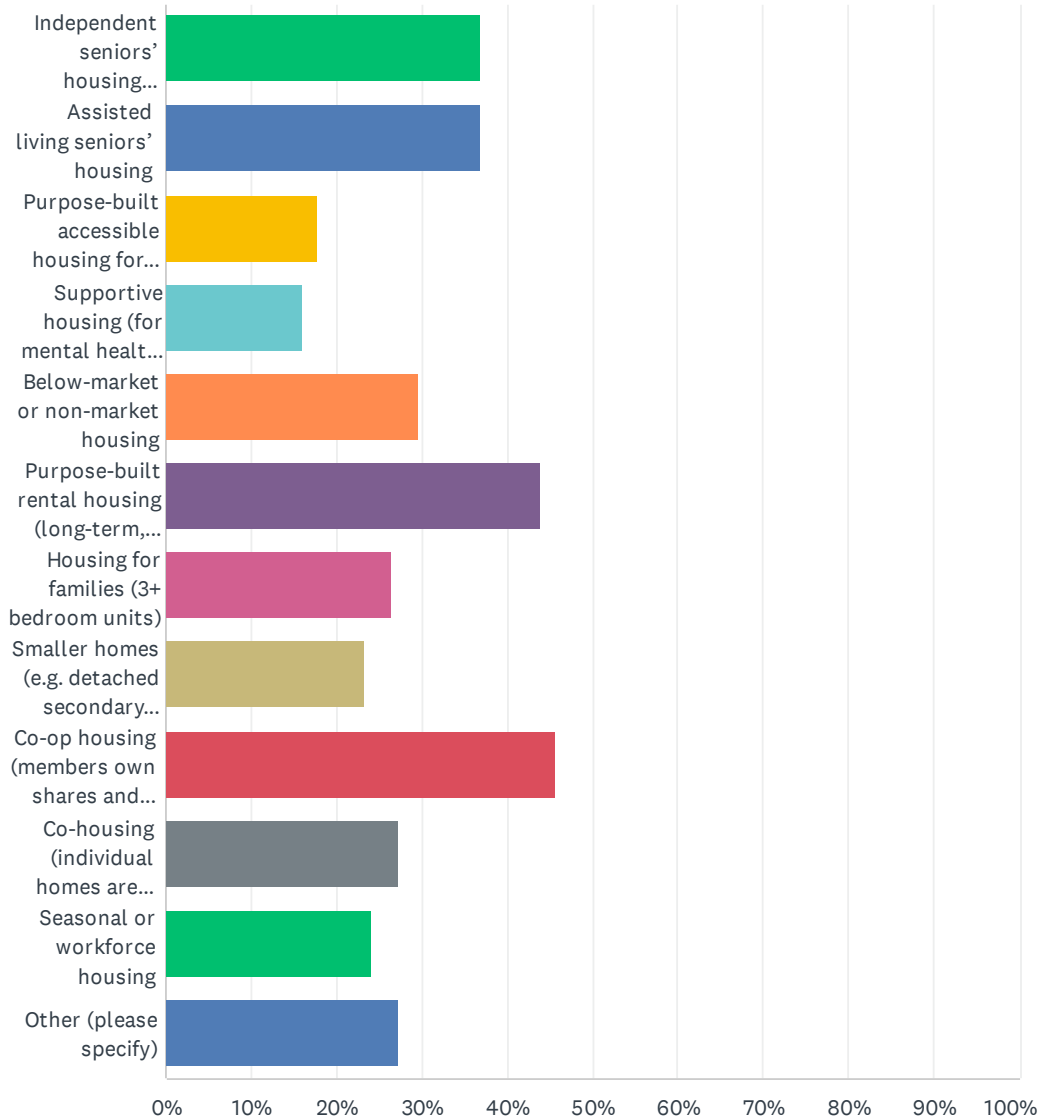
Salt Spring Island OCP-LUB Update Project

agreed on; all other options were considered. Please look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.

44	All of the above is the only answer that works. We have to go towards smaller units or communal living and stop building mansions for wealthy ppl who are not part of the community. So many great multi-family solutions already on the island and more would be great. But also, help to make larger homes into two separate units. People have smaller families and are willing to live on a smaller square footage and have a mortgage helper. How is that worse for water than having large families or running BnB's out of you house?	9/29/2025 12:10 PM
45	I think we need a mixture of all these things and there need to be design guidelines so they look good.	9/25/2025 2:24 PM
46	What current zoning allows	9/25/2025 10:38 AM
47	This question again asks us to pick one option when some or all of these may need to be part of the housing solution for Salt Spring. For background, the Common Ground process excluded ADU's from the discussion because they were not part of the overlap of what participants agreed on; many others would say that single-detached homes – or even property ownership, from an Indigenous perspective – are part of the problem. But because housing is such a complex problem, because the economics are so difficult, and because the specifics of where and what kind of housing will be built are so important, I urge you to look at the Common Ground Consensus for the Future to see what the areas of agreement were, and some nuanced solutions.	9/23/2025 2:39 PM
48	Make an urban containment zone for Ganges - that can have small scale multi unit housing. Everywhere else, single detached homes with ADUs. EXCEPT create favourable zoning for community land trusts who can convert single family homes into 3-5 units, pending the size of the lot.	9/21/2025 6:33 PM
49	Co-operative built homes supported	9/20/2025 5:20 PM
50	None of the above. No development on SS	9/20/2025 2:02 PM
51	Current zoning is acceptable	9/18/2025 9:11 AM
52	We only need more affordable housing, with legal agreements to assure affordability.	9/18/2025 8:59 AM
53	Anything, NOT vacation rentals	9/17/2025 3:30 PM
54	Single-detached homes on large lots	9/17/2025 11:23 AM
55	Considering that water consumption increase greatly and is in limited supply , I don't see how more housing development can be sustained.	9/17/2025 10:07 AM
56	Tiny home villages on recreational properties. Cedar Shores Resort would be perfect. Take out every other lot and put a tiny home there. Let people build equity while using less services.	9/16/2025 12:41 PM

Q7 What purpose–built housing choices do you think should be offered or expanded on land permitted for residential use? Select your top 5 choices.

Answered: 125 Skipped: 17



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ANSWER CHOICES	RESPONSES	
Independent seniors' housing (smaller, ground-oriented units)	36.80%	46
Assisted living seniors' housing	36.80%	46
Purpose-built accessible housing for persons with disabilities	17.60%	22
Supportive housing (for mental health, addiction, or other needs)	16.00%	20
Below-market or non-market housing	29.60%	37
Purpose-built rental housing (long-term, secure rentals)	44.00%	55
Housing for families (3+ bedroom units)	26.40%	33
Smaller homes (e.g. detached secondary suites or cluster homes)	23.20%	29
Co-op housing (members own shares and collectively manage property)	45.60%	57
Co-housing (individual homes are owned, shared spaces are owned collectively)	27.20%	34
Seasonal or workforce housing	24.00%	30
Other (please specify)	27.20%	34
Total Respondents: 125		

#	OTHER (PLEASE SPECIFY)	DATE
1	I and the Salt Springers I know do not want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 10:47 AM
2	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 10:19 AM
3	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 9:08 AM
4	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 8:26 AM
5	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/7/2025 7:52 AM
6	Long term care for dependent seniors needing complex care	10/7/2025 6:01 AM
7	Workforce not seasonal	10/6/2025 8:49 PM
8	Single family homes	10/6/2025 8:24 PM
9	Salt Springers no longer want to choose one deserving group over another. We want to	10/6/2025 8:04 PM

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holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all.

10	Short term housing. Tourism is essential for this island!	10/5/2025 4:09 PM
11	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. We need all of these solutions. I'm particularly interested in Co-op housing.	10/5/2025 2:16 PM
12	Only near town, below market or non market housing. Your categories are too BROAD and do not take into account population growth that the island CANNOT SUPPORT	10/5/2025 12:08 PM
13	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/5/2025 10:08 AM
14	Affordable housing (defined as roughly 30% of median income)	10/4/2025 2:01 PM
15	Salt Springers no longer want to choose one deserving group over another. We want to holistically consider the needs of all Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/3/2025 7:41 PM
16	Stop trying to force more housing down our throats	10/2/2025 10:47 AM
17	All these are great if there is the water and sewage facilities to support them. Most of the above options should be located in the Ganges area dependent on water availability.	10/2/2025 8:07 AM
18	This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	10/1/2025 7:49 PM
19	This question feels ideologically loaded. It assumes “growth” in the 20th century model, masking the ruinous impact of that “growth” on the planet’s capacity. Question 8 is similarly loaded to assume “growth”	10/1/2025 6:01 PM
20	You’re assuming that some of these choices should be offered or expanded, that growth in housing units is universally agreed on by residents as necessary. Legitimize and upgrade what we’ve got. Quit pretending that what we’ve got isn’t happening and needs to be addressed in pro-active ways. More, more, more isn’t the most pressing solution. Mapping and resolving what we’ve got is.	10/1/2025 12:33 PM
21	Again we need to stay within our current density limits to protect our environment as we are in a protected area so I find it rather useless you are offering a "wish list".	10/1/2025 12:24 PM
22	All must abide by the current zoning and if zoning changes are to be made it's for truly affordable housing only, as our current OCP states.	10/1/2025 12:09 PM
23	Aren't most of these already permitted under the current OCP?	10/1/2025 11:44 AM
24	Please see answer to question 6.	10/1/2025 11:36 AM
25	This question assumes that there are sources from government to support many of the options. There is very limited gov't support for any of these options	10/1/2025 10:23 AM
26	This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable	9/29/2025 4:26 PM

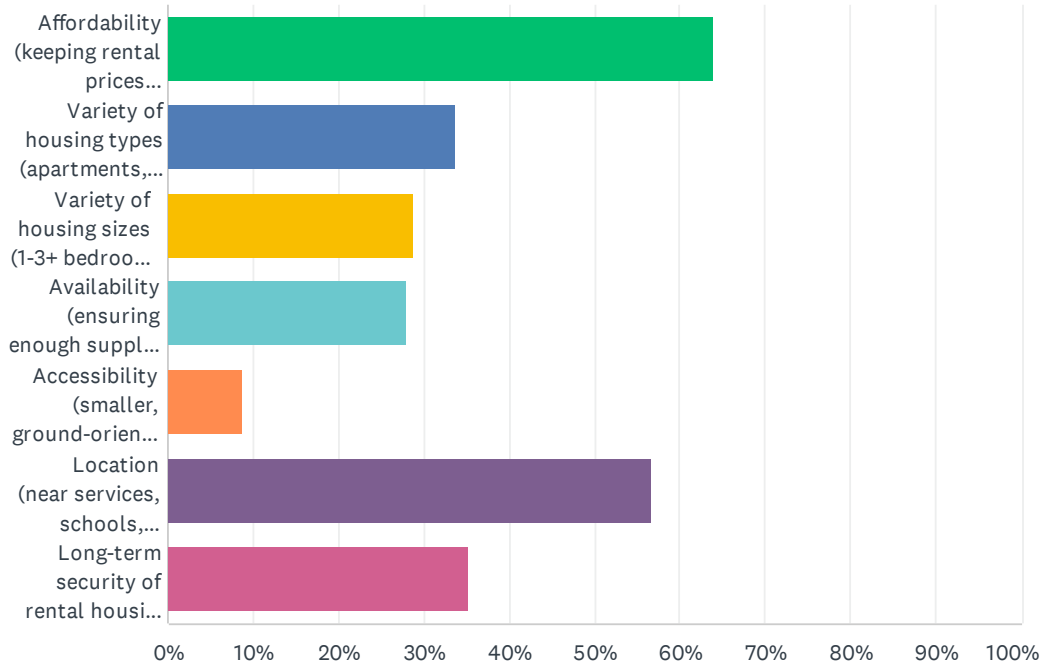
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housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.

27	All of the above, is the only answer. So many families struggling with housing. So many senior's on the brink of homelessness. So much of the housing options are way beyond normal income levels. This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, and relevant proposals are included in the Consensus for the Future.	9/29/2025 12:10 PM
28	Affordable housing in Ganges only with housing agreements.	9/25/2025 10:38 AM
29	This question highlights the ugly reality of an affordable housing shortage: deserving demographics – people – are pitted against each other to scramble for the few units that become available. We no longer want to look at our choices in this way. We want to holistically consider the needs of all existing Salt Springers – and also the needs of the workers we need to move here to maintain our economy – then figure out how and where to build the affordable housing that will serve them all. The Common Ground Consensus process discussed this in depth, because it raises worries about population and carrying capacity, and will also require non-profit entities to restrict housing to the people we have and the people we need. But these issues were discussed and proposals are included in the Consensus for the Future.	9/23/2025 2:39 PM
30	affordable housing on either non-profit owned property or government owned property within Ganges.	9/22/2025 10:59 AM
31	None of the above	9/20/2025 2:02 PM
32	housing for island workers#	9/18/2025 9:11 AM
33	Market housing doesn't work once investors take over.	9/17/2025 3:30 PM
34	Allow market forces to determine what needs to be built	9/15/2025 8:31 PM

Q8 Which of the following should be top priorities when planning for more rental housing on Salt Spring Island? Select your top 3 choices.

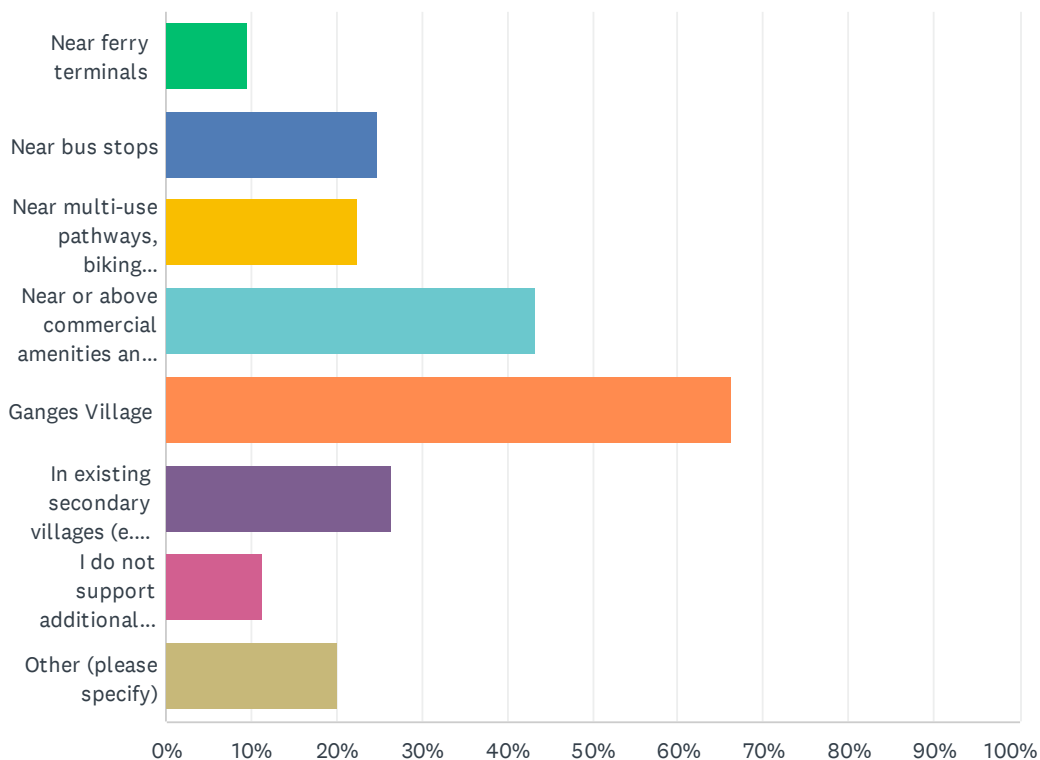
Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Affordability (keeping rental prices accessible for a range of incomes)	64.00%	80
Variety of housing types (apartments, townhomes, secondary suites, etc.)	33.60%	42
Variety of housing sizes (1-3+ bedroom units)	28.80%	36
Availability (ensuring enough supply to meet current and future needs)	28.00%	35
Accessibility (smaller, ground-oriented units)	8.80%	11
Location (near services, schools, transit, and employment)	56.80%	71
Long-term security of rental housing (protections against conversion, loss of rental stock, or rent increases)	35.20%	44
Total Respondents: 125		

Q9 Where should new housing be located? Select your top 3 choices.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES
Near ferry terminals	9.60% 12
Near bus stops	24.80% 31
Near multi-use pathways, biking infrastructure, and community trails	22.40% 28
Near or above commercial amenities and public services	43.20% 54
Ganges Village	66.40% 83
In existing secondary villages (e.g. Fulford Village and Channel Ridge Village)	26.40% 33
I do not support additional housing development	11.20% 14
Other (please specify)	20.00% 25
Total Respondents: 125	

#	OTHER (PLEASE SPECIFY)	DATE
1	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 10:47 AM
2	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 10:19 AM

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3	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 9:08 AM
4	Where people want to invest in building it	10/7/2025 9:02 AM
5	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 8:26 AM
6	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/7/2025 7:52 AM
7	Restrictions on population growth	10/7/2025 6:20 AM
8	Channel ridge residents are car dependent and not good location to expand housing	10/7/2025 6:01 AM
9	I would like to see more rural spaces developed. There are very large acreages that could be permitted or encouraged by tax breaks to divide off small spaces for low cost sales or secondary smaller residences.	10/6/2025 7:52 PM
10	In new areas that are serviced by bus, bike path and water	10/6/2025 7:47 PM
11	We shouldn't be developing new houses without optimizing the usage of existing. Multi family dwellings should be allowed on all properties. And properties that have a secondary suite should be mandated to rent it out or pay extra taxes. Relax by laws to allow home owners to rent existing secondary structures and homes. The answer to affordable housing is not always more housing, which by default will be More Expensive as they are new. Vancouver and other cities who rushed into new developments are now facing unaffordable surplus of new condos that no one can afford sitting empty.	10/5/2025 4:09 PM
12	affordable housing; respect current growth limits. Honestly, we can't accommodate everybody who wants to live here.	10/5/2025 12:08 PM
13	Spread it out so one area doesn't get over developed which could cause problems and delays or overuse of services.	10/5/2025 10:42 AM
14	I support any options that increase our climate resiliency for the future by considering walkability (increased density), promoting alternative forms of transportation (bikes, public transit), and accounting for future sea level rise and climate impacts. Please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/5/2025 10:08 AM
15	Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/3/2025 7:41 PM
16	I support only limited additional housing development, in keeping with the capacity limits of SSI and previous OCP	10/2/2025 9:36 AM
17	Remove Channel Ridge Village from the plan.	10/2/2025 8:07 AM
18	Where existing zoning allows for it	10/1/2025 8:24 PM
19	This question presents at least 5 valid options, some of which are contradictory – for instance putting housing near ferry terminals would mean new density in Long Harbour, which never came up in the Common Ground process and would have been as undesirable for many other reasons, not the least of which are sea-level rise and ecosystem protection. Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	10/1/2025 7:49 PM
20	These questions require full community conversations!!!	10/1/2025 6:01 PM
21	I don't support additional housing development before we've mapped out clearly what we've got, legit' and illegitimate housing, and get it all above-board.	10/1/2025 12:33 PM
22	This question presents at least 5 valid options, some of which are contradictory – for instance putting housing near ferry terminals would mean new density in Long Harbour, which never	9/29/2025 4:26 PM

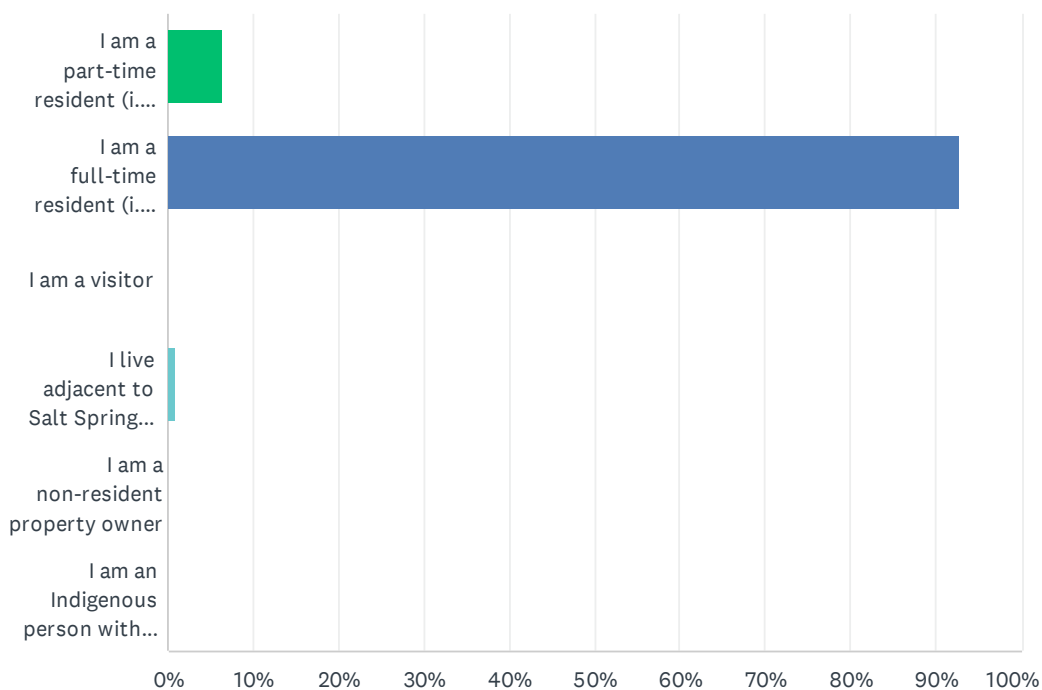
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came up in the Common Ground process and would have been as undesirable for many other reasons, not the least of which are sea-level rise and ecosystem protection. Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.

23	Where current zoning allows	9/25/2025 10:38 AM
24	This question presents at least 5 valid options, some of which are contradictory – for instance putting housing near ferry terminals would mean new density in Long Harbour, which never came up in the Common Ground process and would have been as undesirable for many other reasons, not the least of which are sea-level rise and ecosystem protection. Rather than asking us to pick one critical option over another critical option, please look at the Common Ground Consensus for the Future, which contains the most urgent community priorities and also takes into account the LTC's priorities for this engagement.	9/23/2025 2:39 PM
25	These questions are poorly written. People are not urban planners. Need purpose built in Ganges - need clusters, ADUs, and other forms within all neighbourhoods. AND take current subdivision potential away.	9/21/2025 6:33 PM

Q10 Which best describes your residence on Salt Spring Island?

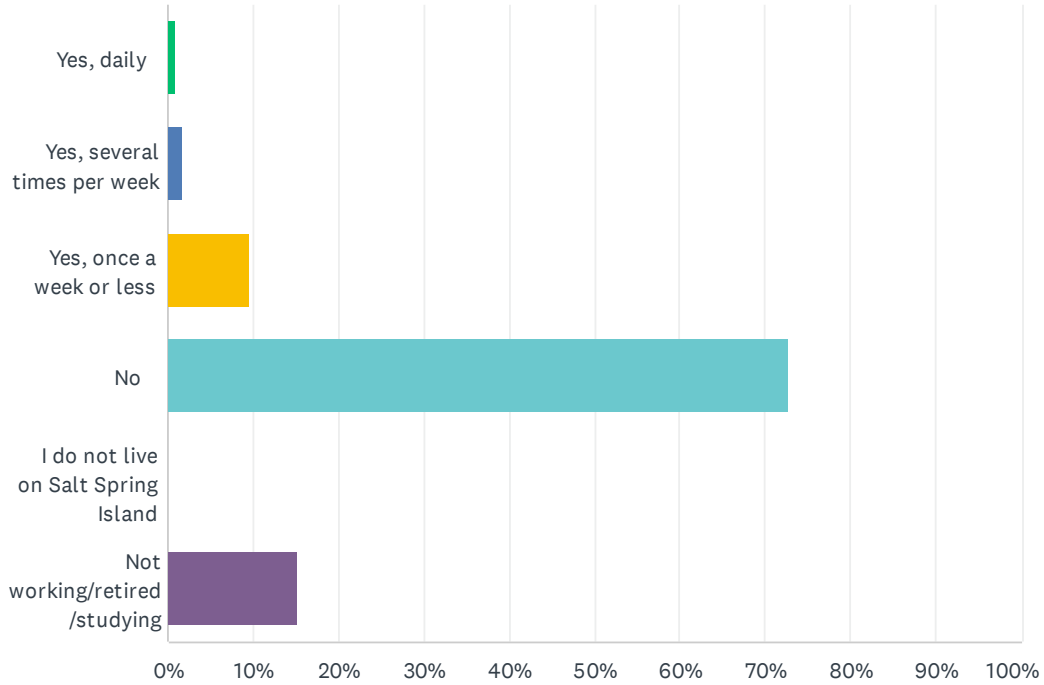
Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
I am a part-time resident (i.e. less than 6 months per year)	6.40%	8
I am a full-time resident (i.e. more than 6 months per year)	92.80%	116
I am a visitor	0.00%	0
I live adjacent to Salt Spring Island	0.80%	1
I am a non-resident property owner	0.00%	0
I am an Indigenous person with relationships to islands in the Salt Spring Island local trust area	0.00%	0
TOTAL		125

Q11 Do you commute off-island for work or school? Please select the best option.

Answered: 125 Skipped: 17



ANSWER CHOICES	RESPONSES	
Yes, daily	0.80%	1
Yes, several times per week	1.60%	2
Yes, once a week or less	9.60%	12
No	72.80%	91
I do not live on Salt Spring Island	0.00%	0
Not working/retired/studying	15.20%	19
TOTAL		125

Q12 What is your postal code?

Answered: 115 Skipped: 27

#	RESPONSES	DATE
1	V8K 1S4	10/7/2025 11:30 AM
2	V8K1S7	10/7/2025 10:49 AM
3	V8K2H7	10/7/2025 10:36 AM
4	V8K2H2	10/7/2025 10:29 AM
5	v8k1s7	10/7/2025 10:21 AM
6	V8K 1E5	10/7/2025 9:26 AM
7	V8K 2C3	10/7/2025 9:21 AM
8	V8K 2W8	10/7/2025 9:09 AM
9	V8K 2V8	10/7/2025 9:03 AM
10	V8K1R4	10/7/2025 8:27 AM
11	V8K 1V7	10/7/2025 8:22 AM
12	V8K2K6	10/7/2025 7:59 AM
13	V8K 1V5	10/7/2025 7:53 AM
14	V8K 2K8	10/7/2025 6:20 AM
15	V8K1J6	10/7/2025 6:02 AM
16	V8K1T4	10/7/2025 1:47 AM
17	V8K1N7	10/6/2025 10:23 PM
18	V8K 1N3	10/6/2025 10:21 PM
19	V8K2T6	10/6/2025 10:18 PM
20	V8K1N7	10/6/2025 10:16 PM
21	V8K2T4	10/6/2025 10:14 PM
22	V8K2E4	10/6/2025 10:10 PM
23	V8K2T4	10/6/2025 10:09 PM
24	v8k2j8	10/6/2025 9:49 PM
25	V8K 1S2	10/6/2025 9:33 PM
26	v8k 1l1	10/6/2025 9:21 PM
27	V8k1l8	10/6/2025 8:49 PM
28	V8k2g8	10/6/2025 8:25 PM
29	V8k1k8	10/6/2025 8:25 PM
30	V8K2N6	10/6/2025 8:18 PM
31	V8K 1N2	10/6/2025 8:05 PM
32	V8K 2B4	10/6/2025 8:01 PM
33	V8K 2H7	10/6/2025 7:53 PM

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34	V8K	10/6/2025 7:49 PM
35	V8k0b2	10/6/2025 11:32 AM
36	V8K 0B2	10/6/2025 9:40 AM
37	V8K1N5	10/6/2025 9:18 AM
38	V 8k2r8	10/6/2025 4:36 AM
39	V8K 1V1	10/5/2025 5:54 PM
40	V8k 1c2	10/5/2025 4:11 PM
41	V8K2N4	10/5/2025 2:17 PM
42	NA	10/5/2025 12:09 PM
43	V8K2A3	10/5/2025 10:42 AM
44	V8K1B1	10/5/2025 10:08 AM
45	V8K 0B2	10/5/2025 10:08 AM
46	V8K2H5	10/4/2025 2:02 PM
47	V8R2R6	10/4/2025 12:50 PM
48	V8k1n1	10/4/2025 6:32 AM
49	V8K1W8	10/3/2025 7:41 PM
50	V8K1C9	10/3/2025 4:15 PM
51	V8K 2X6	10/3/2025 7:11 AM
52	V8K1S2	10/2/2025 6:15 PM
53	V8K1Y9	10/2/2025 1:17 PM
54	V8K 2E1	10/2/2025 9:50 AM
55	V8K 2C9	10/2/2025 9:36 AM
56	V8K1Z4	10/2/2025 8:08 AM
57	V8K 2G4	10/2/2025 6:50 AM
58	V8k2w3	10/1/2025 8:24 PM
59	V8k1t6	10/1/2025 8:00 PM
60	V8K2P6	10/1/2025 7:50 PM
61	v8k2e4	10/1/2025 7:03 PM
62	V8K 2X6	10/1/2025 4:54 PM
63	V8K 2L2	10/1/2025 3:13 PM
64	v8k 2g6	10/1/2025 3:03 PM
65	V8K 1W5	10/1/2025 12:33 PM
66	V8K 2R7	10/1/2025 12:26 PM
67	V8K 1B9	10/1/2025 12:10 PM
68	V8K2J8	10/1/2025 12:03 PM
69	V8K 1G8	10/1/2025 11:57 AM
70	V8K 1E8	10/1/2025 11:55 AM
71	V8K 2L7	10/1/2025 11:46 AM

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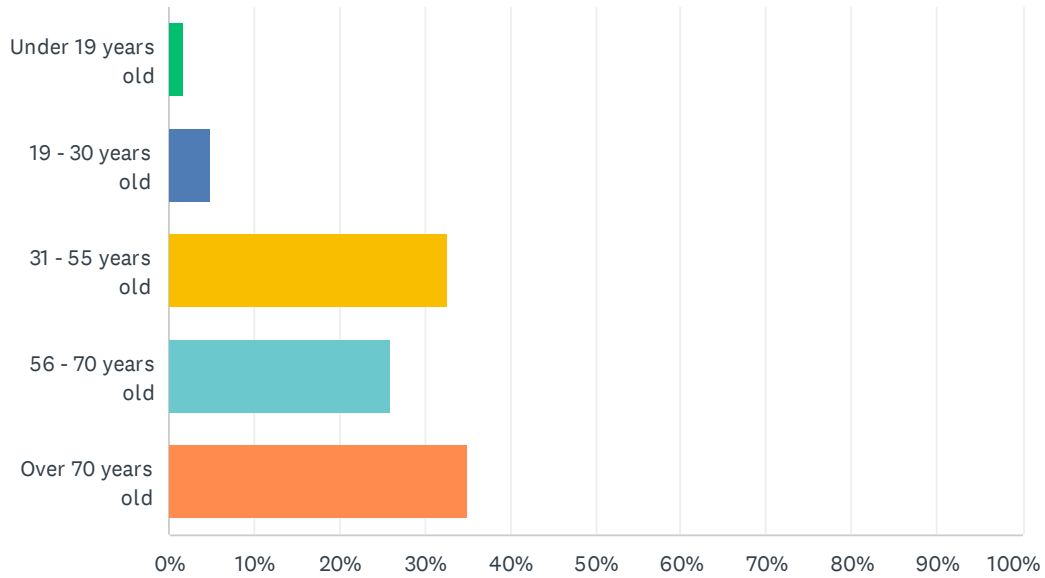
72	V8K 1E7	10/1/2025 11:45 AM
73	V8K 1X2	10/1/2025 11:41 AM
74	V8K 1X4	10/1/2025 11:39 AM
75	V8K1C7	10/1/2025 11:36 AM
76	V8K 2L7	10/1/2025 10:50 AM
77	V8K1Y?	10/1/2025 10:38 AM
78	v8k1P2	10/1/2025 10:24 AM
79	V6K1K6	10/1/2025 10:05 AM
80	V8K 1X1	9/30/2025 3:30 PM
81	V8K2E5	9/29/2025 4:27 PM
82	V8K 1C9	9/29/2025 1:29 PM
83	V8K 1C8	9/29/2025 12:11 PM
84	V8K 2R2	9/25/2025 2:25 PM
85	V8KX0X	9/25/2025 10:41 AM
86	V8K 1M9	9/23/2025 2:44 PM
87	V8K 0A2	9/23/2025 11:34 AM
88	V8K 1M4	9/22/2025 12:01 PM
89	V8K1P3	9/22/2025 10:59 AM
90	V8K 2X8	9/21/2025 6:33 PM
91	V8K 2K4	9/20/2025 5:22 PM
92	V8k 1b5	9/20/2025 2:03 PM
93	V8K2N7	9/18/2025 12:00 PM
94	V8K1B3	9/18/2025 11:54 AM
95	V8K 2J9	9/18/2025 9:13 AM
96	V8KX2X	9/18/2025 8:59 AM
97	V8k 2e3	9/17/2025 8:39 PM
98	v8k 2y1	9/17/2025 5:21 PM
99	V8K 1V1	9/17/2025 3:31 PM
100	V8K2G3	9/17/2025 1:45 PM
101	v8k 1b5	9/17/2025 11:23 AM
102	V8K1G2	9/17/2025 10:09 AM
103	V8k 1k8	9/17/2025 10:05 AM
104	V8K 2S1	9/16/2025 7:32 PM
105	V8K 1E5	9/16/2025 6:53 PM
106	V8K1H4	9/16/2025 5:32 PM
107	V8K 2J7	9/16/2025 5:26 PM
108	V8K 2N4	9/16/2025 5:13 PM
109	V8K	9/16/2025 4:40 PM

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110	V8K 1Y3	9/16/2025 3:54 PM
111	V8K 1L8	9/16/2025 3:08 PM
112	V8K1J2	9/16/2025 12:42 PM
113	V8K1K2	9/16/2025 12:29 PM
114	V8K 2R3	9/15/2025 8:31 PM
115	v8k2h1	9/15/2025 8:07 PM

Q13 What is your age?

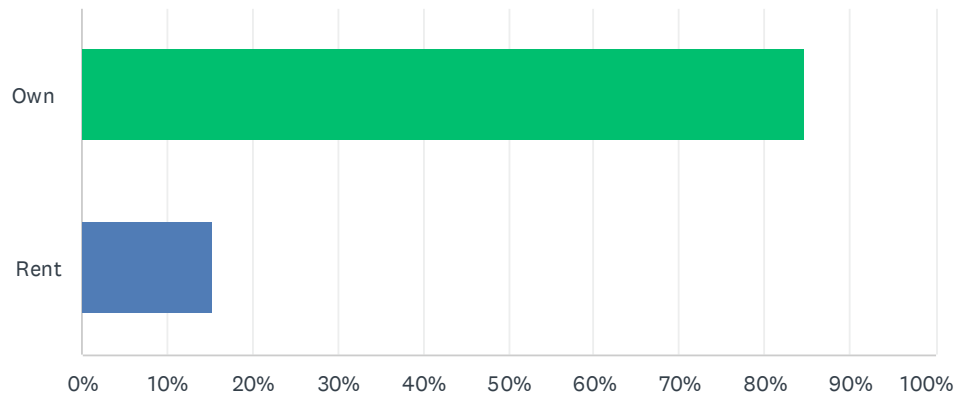
Answered: 123 Skipped: 19



ANSWER CHOICES	RESPONSES	
Under 19 years old	1.63%	2
19 - 30 years old	4.88%	6
31 - 55 years old	32.52%	40
56 - 70 years old	26.02%	32
Over 70 years old	34.96%	43
TOTAL		123

Q14 Do you own or rent your place of residence?

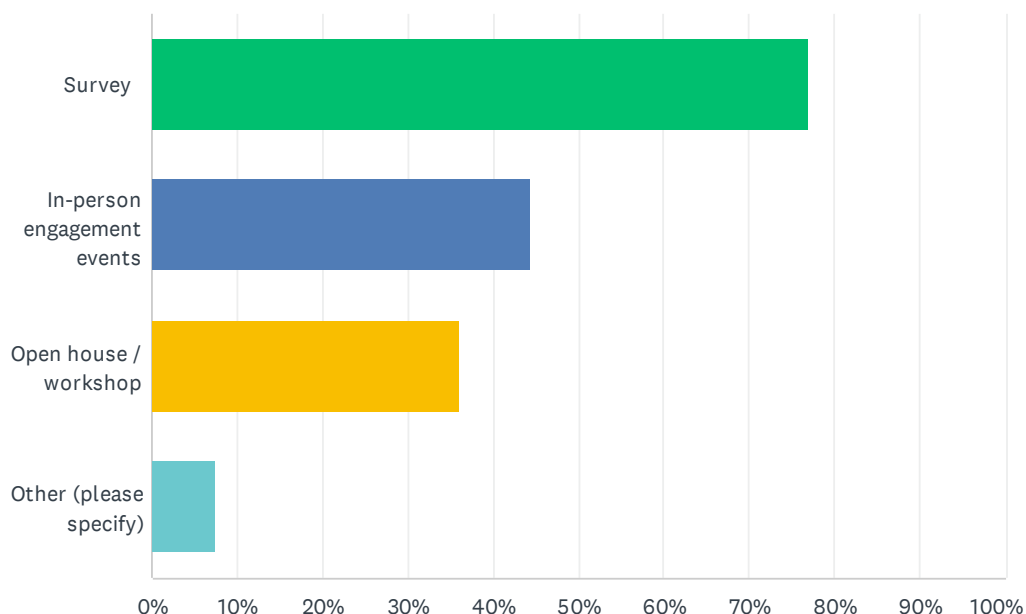
Answered: 124 Skipped: 18



ANSWER CHOICES	RESPONSES	
Own	84.68%	105
Rent	15.32%	19
TOTAL		124

Q15 How do you wish to be engaged in future rounds of this OCP project?

Answered: 122 Skipped: 20

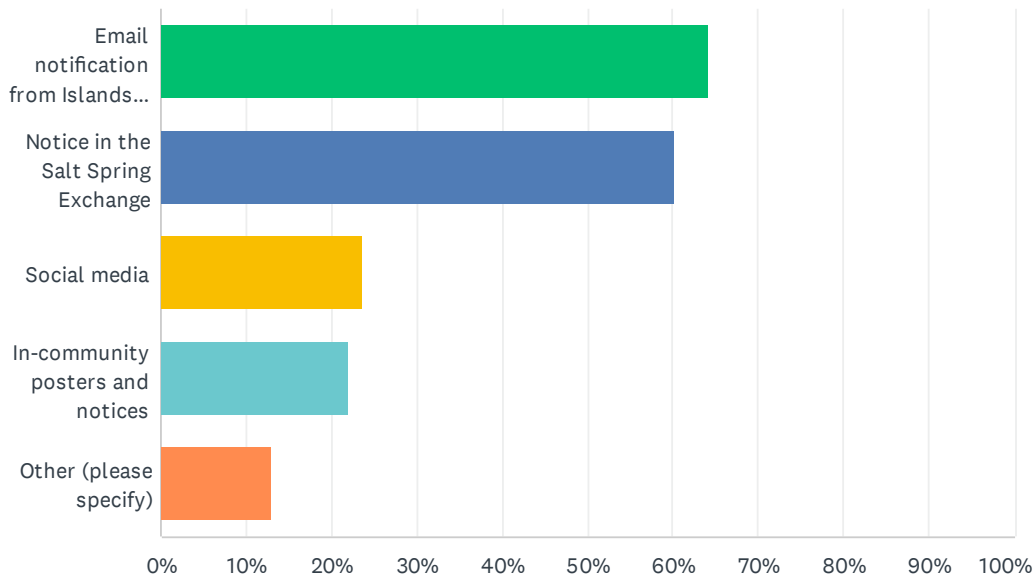


ANSWER CHOICES	RESPONSES	
Survey	77.05%	94
In-person engagement events	44.26%	54
Open house / workshop	36.07%	44
Other (please specify)	7.38%	9
Total Respondents: 122		

#	OTHER (PLEASE SPECIFY)	DATE
1	surveys that are NOT so biased with choosing three or more answers. Basically useless.	10/5/2025 12:13 PM
2	Round table discussions like Common Ground	10/3/2025 7:43 PM
3	Town halls at which some of these issues can be discussed, with different points of view presented, so I can learn more about the implications of these choices.	10/2/2025 9:48 AM
4	submitting written comments	10/1/2025 3:14 PM
5	I'd like to hear what other folks on the island have to say in person and the chance for discussion and feedback.	10/1/2025 12:28 PM
6	Town halls where a variety of islanders can give their opinions.	10/1/2025 12:14 PM
7	Public meetings, social media, articles in the paper, small group discussions, and so much more. This is such a crucial issue for our community. Please, can we go beyond the standard public engagement tools and be more inclusive?	9/17/2025 8:46 PM
8	Town halls with discussion	9/17/2025 3:35 PM
9	Town hall	9/17/2025 11:24 AM

Q16 How do you wish to be updated about future OCP engagement opportunities?

Answered: 123 Skipped: 19



ANSWER CHOICES	RESPONSES	
Email notification from Islands Trust (subscribe at https://islandstrust.bc.ca/subscribe/)	64.23%	79
Notice in the Salt Spring Exchange	60.16%	74
Social media	23.58%	29
In-community posters and notices	21.95%	27
Other (please specify)	13.01%	16
Total Respondents: 123		

#	OTHER (PLEASE SPECIFY)	DATE
1	Driftwood newspaper	10/6/2025 8:26 PM
2	Notice in Driftwood	10/6/2025 8:03 PM
3	Driftwood announcements	10/5/2025 12:13 PM
4	Driftwood	10/4/2025 12:51 PM
5	Driftwood	10/2/2025 8:16 AM
6	Driftwood	10/1/2025 8:02 PM
7	Community collaboration and resilience building events	10/1/2025 6:06 PM
8	Driftwood newspaper	10/1/2025 5:15 PM
9	Driftwood - please support our little paper	10/1/2025 12:28 PM
10	Our local newspaper - the Driftwood	10/1/2025 12:14 PM

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11	Driftwood	10/1/2025 12:01 PM
12	Considering changes to the OCP is an extremely important undertaking. It should not be done in haste or w/o full consultation of all residents.	10/1/2025 11:52 AM
13	Notice in the Driftwood	10/1/2025 11:49 AM
14	Publication in Driftwood	10/1/2025 11:47 AM
15	I would prefer not to be texted randomly by people i don't know	9/18/2025 8:06 AM
16	Driftwood	9/17/2025 10:06 AM

Q17 Please let us know if there are any accessibility needs or supports to participate in future engagement?

Answered: 17 Skipped: 125

#	RESPONSES	DATE
1	Fortunately, I am still very healthy and have no accessibility needs. Thank you for asking!!	10/7/2025 10:26 AM
2	Please provide housing!!! Legalize tiny homes- make a tiny home village.	10/6/2025 11:34 AM
3	None	10/6/2025 9:40 AM
4	As a parent of young children, child-care/child-friendly events are helpful, along with events that occur on weekends when it is easier to find childcare (rather than during work/school hours).	10/5/2025 10:11 AM
5	None	10/4/2025 2:04 PM
6	Meeting times outside of work hours	10/2/2025 6:53 AM
7	none	10/1/2025 7:52 PM
8	Accessible parking	10/1/2025 5:15 PM
9	Please learn to write your survey questions in clear, direct, English. Drop the jargon.	10/1/2025 12:01 PM
10	None	9/23/2025 2:57 PM
11	evenings	9/21/2025 6:34 PM
12	I am unable to attend crowded rooms due to infection risk.	9/20/2025 5:27 PM
13	Ensure engagement is accessible to working folks	9/18/2025 12:00 PM
14	Evening gatherings so that working people can attend. Use simple language. Educate people about choices and trade offs. Take longer than 5 weeks to do this work!	9/17/2025 8:46 PM
15	More locations for community engagement	9/17/2025 5:30 PM
16	None.	9/17/2025 11:24 AM
17	Not applicable	9/17/2025 10:16 AM

Q18 Do you have any other comments, questions, or concerns we should know about?

Answered: 73 Skipped: 69

#	RESPONSES	DATE
1	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 10:53 AM
2	Well managed and limited growth is most important, but not just limiting the location, type or size of housing - I would like to see a big focus on intelligently managing resources and amendment of outdated regulation (building codes, water and waste water management), Funding for upgrades to such existing (and failing) infrastructure, as well as additional regulation in other areas (density, SERIOUS water saving regulations and implementations of new technology into building code, more island independence and more funding when it comes to managing environmental and transport related issues. It's an island, not the CAPITAL. Life is different here and needs different legislation, And we need funding and decision making that is not hindered by Unnecessary squabbling of various legislative bodies.	10/7/2025 10:38 AM
3	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 10:26 AM
4	I strongly support more infrastructure, commercial, recreational and housing development on the island (including increasing the water levels in the lakes, and creating more water supply). I strongly believe this can be done while preserving and enhancing wild and agricultural areas. The preserve and protect governance model has led to the opposite result of its intent unfortunately. The island has ended up primarily as an expensive highly developed bedroom / retirement community, that does not have the governance flexibility to adopt changes to support a more demographically and economically sustainable community development plan.	10/7/2025 9:44 AM
5	More housing of all kinds is urgently needed. Housing pressure and cost of living pressure undermine the fabric of the salt spring community, creating and reinforcing divisions between all of the different types of people that make salt spring the wonderful place that it is. The planning conversation needs to change from 'what are all the things we want to stop and control' to 'how can we help people build what they want to build'. A neighbour who spent his career building houses in other parts of BC recently told me that building his retirement home on salt spring was by far the most difficult regulatory process he's ever gone through to complete a home. That is upsetting to hear but not surprising. The upside is the potential for improvement is huge.	10/7/2025 9:20 AM
6	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 9:11 AM
7	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the	10/7/2025 8:29 AM

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Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!

8	Development in Fulford is out of the question until ferry congestion and parking is dealt with	10/7/2025 8:24 AM
9	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/7/2025 7:55 AM
10	Growth restrictions and green, climate friendly development. Focus on coop housing.	10/7/2025 6:21 AM
11	The Islands Trust islands need to continue to be protected and population growth needs to be limited to ensure ongoing protection. They are special because of that.	10/7/2025 6:06 AM
12	Transportation..noise and pollution	10/7/2025 1:48 AM
13	While I am in favour of improving affordable housing options on Salt Spring Island I am not in favour of increased vehicle traffic. New Housing should not necessarily more vehicles. I wish for more frequent and extensive transit.	10/6/2025 10:30 PM
14	My husband has Parkinson's and is still living at home, however when the time comes that he requires long term care, will there be a place for him and how long will the wait list be?	10/6/2025 9:34 PM
15	The current development limit in the OCP should not be increased	10/6/2025 8:03 PM
16	More focus on agriculture	10/6/2025 7:59 PM
17	I am very concerned that the intent of the Islands Trust protection of the natural environment of the island is not warped to include infrastructure, housing or built environment.	10/6/2025 5:19 PM
18	I'm sad that the focus is on growth. IMO the area should remain rural but is more and more losing that character. Allowing additional residents and housing across the whole island doesn't work for me.	10/6/2025 9:23 AM
19	Parking in town, and the increase it will give if new buildings and multi home buildings are not walking distance to town.	10/6/2025 4:39 AM
20	The Islands are unique and special because they are not overdeveloped.	10/5/2025 5:56 PM
21	This issue is super complex and there are no easy solutions. Yes, I want housing. Yes, I want our precious ecology protected. Yes, I want Indigenous Ways of Knowing to guide us. How well equipped is this process / Islands Trust to handle the complexity of holding all these things and using meagre budgets to try to help fix a very complex problem? Until our society and particularly our politicians decide that our current systems aren't working (accumulation of wealth in the hands of the few) and work to change this through redistribution and by creating new economic systems, we will continue to have small communities with great pressures upon them, lacking the financial resources and political power to handle them. This is the time of the polycrises and we are going to need some deeper changes in addition to the ones you are asking about here. But thank you for doing what you can within the jurisdiction that you have.	10/5/2025 2:24 PM
22	Consultants should be better informed about the community, its rural and environmental values, and should understand first and foremost that the island is protected, not a municipality, and residential areas are of different kinds.	10/5/2025 12:13 PM
23	We need workforce/affordable housing. No workers, no economy.	10/5/2025 11:14 AM
24	There needs to be more accommodation for low income families that are long term .we need to encourage long term accommodation so individuals and families can stay in island	10/5/2025 10:11 AM
25	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/4/2025 2:04 PM
26	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep	10/3/2025 7:43 PM

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understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!

27	The mandate of the Islands Trust is to protect the natural environment This is vital and if not top priority then the Trust need not exist Growth is limited by water shortage and sewage concerns	10/3/2025 4:20 PM
28	Do not update the OCP until them new Island Trust Policy Statement is completed. You are putting the cart before the horse. Question 2 is stupid, you are giving 2 options but you can only answer with yes or no. Does not make sense. I find this survey incorrect. It assumes we want more housing and that is not the purpose of the Island Trust.	10/2/2025 10:52 AM
29	Please remember that the Islands Trust was created and is responsible for preserving and protecting the natural environment and unique amenities of this area. Housing is not a unique amenity. We do require more affordable workforce housing on SSI, and that is already allowed in our current OCP. A number of housing projects have been completed recently or are underway, yet some people keep asking for more and more. Please realize that development pressures will be ongoing, but relenting to them would simply destroy the uniqueness and environmental health of this special area. An island has limits that must be respected, and trustees need to support the mandate and purpose of the Islands Trust.	10/2/2025 9:48 AM
30	A Significant proportion of the island's population relies on development for employment, e.g., real estate agents, builders, truckers, and there will always be enormous pressure to allow development, even when it is increasingly obvious that the natural environment can not sustain it.	10/2/2025 8:16 AM
31	We need to foster a healthy Diverse community through our LUB and OCP. Our environment will not be healthy if we ignore our humanity and continue to force people to damage the environment through inadequate facilities and services	10/2/2025 6:53 AM
32	There seems to be a dramatic shift in the sentiment towards developing more here when the entire reason for the trust is to limit growth. At some point we need to look at the facts. We live in a desirable place to live. No matter how much we build, there will always be more people who want to live here, than can live here. Yes, costs are high, but building more will not solve this. What we need is to encourage the building of good quality jobs that can pay locals for the high cost of living here. Aside from that the best thing government can do is reduce the tax burden.	10/1/2025 8:46 PM
33	Rare island lifestyle. Don't fuck it up.	10/1/2025 8:02 PM
34	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	10/1/2025 7:52 PM
35	I'm very concerned about the assumptions of "growth" that underlay the focus and phrasing of the questions in this survey.	10/1/2025 6:06 PM
36	I am very concerned that Salt Spring growth (population and development) risks damage to the natural environment.	10/1/2025 5:15 PM
37	I believe the current OCP provisions re: housing and growth are sufficient. Do not change them.	10/1/2025 3:14 PM
38	Salt Spring's LTC has drunk the Kool-Aid re: rushing to provide for housing growth, based on the notion that everyone who wants to live and work here should be able to. Alas and sadly, that's not true nor realistic. The great diversity of living beings that MUST live here must be accommodated first. Trust needs to start by mapping out the natural world on island, all of it, and Trust also needs to mind the logging practices needed to keep biodiversity, while also understanding that wildfires have regularly burned off great swaths of the island, and we're overdue. Don't plan to pack in more people until you're clear on these things, then plan to accommodate residents, human and non-human, accordingly. And check out this, knowing that	10/1/2025 12:42 PM

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the last nine years of change are as dramatic and these 32.

<https://saltspringexchange.com/2016/12/03/time-lapse-salt-spring-island-1984-to-2016>

39	Please remember that we live in a protected area and that means it is different from any other municipality and should be treated as such.	10/1/2025 12:28 PM
40	To be honest, I am not sure what the point of this OCP/LUB update is for, given that our current OCP allows for many more residences and allows for zoning changes for affordable housing. Seems like a waste of taxpayer's time and funds.	10/1/2025 12:14 PM
41	I think Transition Salt Spring's work is good and attempts to include input from many different sources. They submitted "Common Ground Consensus for the Future" to the LTC.	10/1/2025 12:09 PM
42	You assume Channel Ridge "Village", currently a broom-choked wasteland, is a viable development location. It is not. It is a firetrap, without adequate evacuation options and an environmental disaster in the making. Drop all reference to a so-called village on Channel Ridge from the OCP.	10/1/2025 12:01 PM
43	This survey seems quite limited in its focus and is not nuanced enough to truly assess the sentiment of respondents. I again urge you not to act in haste. This would include the creation of surveys. The apparent focus on growth overrides the more important consideration of the Trusts mandate of "Preserve and Protect. The current OCP includes a policy to limit growth to affordable housing only. That policy should stand.	10/1/2025 11:52 AM
44	Stop pushing growth.	10/1/2025 11:50 AM
45	Why is the OCP being updated with a focus on development when the existing OCP allows for at least 3000 additional housing units already and zoning changes for affordable housing. Why are the Islands Trust and trustees squandering taxpayer's money on this?	10/1/2025 11:49 AM
46	Thank you. We live in challenging times. There are difficult decisions to made. We need out of the box thinking about so much. All of housing issues needed to be considered within an emergency preparedness framing. We need to Preserve and Protect the whole region from over development. We need to include the notion that if you live here you are a steward of this bio-region and the people who have also come here as stewards.	10/1/2025 11:44 AM
47	The "preserve and protect mandate" is what has preserved and protected SSI from the rampant development seen on Vancouver Island. It should be not be weakened.	10/1/2025 11:43 AM
48	Adhere to the BC Government Act	10/1/2025 11:02 AM
49	I would like to see a precise definition for affordable in the new plan	10/1/2025 10:25 AM
50	I'm concerned that the original mandate of the Islands Trust not be watered down by commercial concerns and the thirst for development. That was the original problem that prompted the Trust's creation. Greed hasn't gone away.	10/1/2025 10:09 AM
51	Rental accommodation can be challenging for both tenants and landlords. We need better resolution procedures and better rent controls that work for both sides.	9/30/2025 3:34 PM
52	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	9/29/2025 4:34 PM
53	I hope that IT will not only develop a strong OCP/LUB that balances protection of the environment, climate adaptation and housing needs, but that it will develop a means of fair and equitable enforcement of the new LUBs. Otherwise, this is a waste of time for all of us. The current level of enforcement is not efficient, fair, or effective.	9/29/2025 1:33 PM
54	I'm concerned that it will be difficult for the LTC's consultant to get a broad and deep understanding of our very complex community, with intractable housing issues that have caused division for decades, in the time available. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and I hope that the Consensus for the Future proposals will be foundational to the OCP and LUB revisions to follow. Thank you for all your effort!	9/29/2025 12:13 PM
55	I'm concerned about the disconnect between these plans and CRD funding and focus for Salt	9/25/2025 2:33 PM

Salt Spring Island OCP-LUB Update Project

Spring Island projects. Actioning work to improve, roads, parks, trails, infrastructure and housing on the island requires municipal (like) resources (planning and money) and decision making ability. I don't see this addressed here and it seems to be there is a continued disconnect between the Islands Trust and the CRD which continues to make everything incredibly slow, difficult and ultimately costly and prone to failure.

56	I am very concerned that the long delay in starting this engagement process has compromised the ability of the LTC's consultant to get a broad and deep understanding of a very complex community with intractable housing issues that have caused division for decades. The good news is that the Common Ground process has spent nearly a year doing groundwork for this engagement, and we hope that the Consensus for the Future proposals will be foundational the OCP rewrites that begin upon the closing of this survey, and the LUB revisions to follow. Thank you for all your effort!	9/23/2025 2:57 PM
57	We need to commission small boats to ferry people to different parts of the island, at least until the bottleneck on Ganges hill going into town is alleviated and a bypass can be put in.	9/23/2025 11:37 AM
58	My major concern as well as protection of our environment and part of this is living within our water restrictions. This will be the most critical issue and housing for working people on the island is so much more important than additional large homes and tourist accommodations in terms of water conservation.	9/20/2025 5:27 PM
59	we need a proper functioning municipal government to administer the OCP	9/18/2025 11:57 AM
60	This o does not allow me to express my concerns. Our OCP is fine the way it is. I am most concerned that our growth limits be retained. Growth ONLY for guaranteed affordable housing	9/18/2025 9:01 AM
61	There has already been some great work done by Transition Salt Spring and their common ground summit. Please pay attention to the strong consensus that emerged from that deep public engagement work. It's a real reflection of current community agreement on housing balanced with environmental and climate needs. Please don't come in from the outside thinking you can understand this place without much deeper listening to a wide variety of voices here. And don't be sucked in by the 'no development' lobby. They have a lot of time, money and self interest at play, and you're going to hear a lot from them. Those days are over. We need to find balanced ways to meet the needs of this dying community.	9/17/2025 8:46 PM
62	I work with a vulnerable sector of the community (adults with mental health, addictions and who are experiencing homelessness). A barrier that often comes up when looking for housing, is cost (they only get 1500 a month from disability) and accessibility in terms of mental health issues. These people can be considered "difficult" by some people's standards, and are thus refused many housing opportunities due to this. When housing projects become available (i.e. Drake road housing), the regulation of the facility make it inaccessible for some (room checks, pet restrictions, etc.) These people need low income, supportive housing, that is not a facility (triggering for those who were in prison, mental health, or foster care systems). Furthermore, having access to a sober living/detox center, would fill the gap needed in this community to properly address the drug crisis. The current emergency shelters are not equipped to case-manage and assist their most vulnerable clients in addressing their drug addiction. The current emergency shelter is a low-barrier, substance-free environment. But, by dcefnition, low-barrier means that we do not turn away people with substance issues. Instead, they cohabit, sober and non-sober. Which I'm sure you can imagine is a great challenge and trigger for those trying to stay sober.	9/17/2025 5:30 PM
63	Additional market housing will not work. The Island Trust needs to enforce a vacation rental ban or new densities will be bought by wealthier off island investors who will short-term rent because that is more lucrative.	9/17/2025 3:35 PM
64	Town halls should be incorporated in the OCP consultation process.	9/17/2025 11:24 AM
65	I would like to see more green waste stations . (not everyone is able to compost)	9/17/2025 10:16 AM
66	Please retain rural and natural character of the island	9/17/2025 10:06 AM
67	The survey only talks about Ganges and Channel Ridge. It should not be limited to those areas.	9/16/2025 6:54 PM
68	Most public consultation is a waste of time as it just allows vocal groups (eg Positively Forward) to bog down the entire process and kill and real discussion. Also you keeping meetings during the workday so only retired folks can attend.	9/16/2025 5:30 PM

Salt Spring Island OCP-LUB Update Project

69	My understanding of the problems on our island is that the OCP and LUB policies don't align. PLEASE make sure that the intent of the OCP is supported with appropriate bylaws that allow us to build and manage housing for a variety of community members, and redesign Ganges for greater walkability. None of us want more "rural sprawl." We can "preserve and protect" the Island even if we have buildings in Ganges that are over 2 storeys and provide rental accommodation. Please please please remove the many bureaucratic barriers so that we can revitalize our island's center and therefore the whole island itself.	9/16/2025 5:23 PM
70	If such a thing were to happen as housing for homeless people, please do not make it into one large self contained environment. Spread the units out. I have seen this happen in the city I used to live in and it just became a giant open air ghetto. I was offered prostitution mid day while working as a city employee. It doesn't take those people out of the scenario they were in (crime, drugs, violence), it just groups them together more without support.	9/16/2025 3:10 PM
71	Why do we not have traffic roundabouts on our roads to keep flows moving. If Duncan of all places can have them and use them why are we so far behind. Let's move!	9/16/2025 12:43 PM
72	Definitions of land use bylaws need to be updated and made much more specific. Would be happy to discuss this further, with specifics.	9/16/2025 12:31 PM
73	(i) SSI needs to enhance its offerings for families with children to sustain itself. This means, among other things, affordable housing, both rental and owned; improved sports facilities, such as a state of the art track, soccer fields, baseball fields, so that SSI children and adults can train effectively, offer compelling athletics to school children, attract families, and SSI can host numerous events that will bring additional income to the island. Portluck Park should be called Potluck Park. (ii) SSI needs a secondary route to Ganges from the South (like the North already has) - - from Bettis or Cranberry or other appropriate route to avoid inconveniencing thousands, as has been the case for far too long, if Fulford Ganges is blocked from Bettis North; not only because of construction, but from other natural and man-made events.	9/15/2025 8:12 PM

Amendment to SS OCP-LUB Project Charter

Salt Spring Island Local Trust Committee

Approval Date: XXX XX, 2023

Purpose:

To conduct a major amendment to the Salt Spring Island Official Community Plan (SS OCP) to policies as they relate to forest protection, affordable housing, climate change, First Nations reconciliation, infrastructure servicing, and the amendment to Salt Spring Island Land Use Bylaw (SS LUB) to implement the associated OCP policies.

Background:

An Official Community Plan is a statement of objectives and policies to guide decisions on planning and land use management, within the area covered by the plan, respecting the purposes of local government. There has been no comprehensive review of the SS OCP since its adoption in 2008; the current document no longer reflects current policy issues, particularly:

- Adapting to the impacts of climate change
- Reconciling and building inter-governmental relationships with First Nations
- Aligning Growth with infrastructure servicing
- Allowing for affordable and available housing to meet workforce needs and support vulnerable populations.

This project is proposed to bring the governing document up-to-date, and complete the final stage of the two local projects (the Protection of Coastal Douglas-fir Zones and Associated Ecosystems and the Housing Action Program), and to bring the Ganges Village Planning together that require an OCP amendment. Issues to be addressed include:

- Housing
- Potable water availability
- Storm-water and sewer servicing
- Active transportation infrastructure
- Innovative site and building design
- Archaeological significance

The project will include a robust engagement planning and execution process, based on IAP2 planning principles, with early and ongoing engagement with:

- Salt Spring Island residents, including First Nations members living off-reserve, local businesses, community groups, and local organizations
- adjacent and overlapping governments, including the 13 First Nations governments whose traditional and treaty territory and title intersects with the OCP, applicable ministries of the Province of British Columbia, regional districts, the Islands Trust Conservancy, and local trust areas.

Objectives

- Develop or amend policies as they relate to housing to promote and support housing options, including accessory dwelling units, housing for the local workforce and various income and social levels.
- Review relevant policies that will be impacted by the housing policies, including policies on climate change, First Nations Reconciliation,

In Scope

Phase I

- Early conversation and on-going collaboration with First Nations to implement Islands Trust First Nations Engagement Principles.
- Preliminary consultation and on-going engagement with the Capital Regional District, the Agricultural Land Commission and School District #64, Salt Spring Island Fire Protection District, Salt Spring Island Arts Council, Salt Spring Community Services, BC Housing, CRD Housing, the Chamber of Commerce and the Ministry of Transportation and Infrastructure, and various community groups

Out of Scope

- Specific regulatory tools on combating climate change
- Specific transportation studies and measures
- Specific economic development studies or strategies
- Specific ecosystem analysis as it relates to environmental regulations

<p>protection of First Nations archaeological heritage, forest protection, and infrastructure servicing.</p> <ul style="list-style-type: none"> • Develop policies based on works completed on the CDF project • Update Ganges Village policies based on the Ganges Village area plan project • Update the LUB to reflect changes in the OCP 	<ul style="list-style-type: none"> • Develop and execute a public engagement plan consistent with the IPA2 Core Values and Code of Ethics. • Launch public engagement activities upon LTC’s approval of public engagement plan • Gather background resources and obtain available baseline data to inform policy development • Review OCP and LUB for gaps and changes • Update and develop relevant policies on climate change, First Nations Reconciliation, protection of First Nations heritage, forest protection, infrastructure servicing as they relate to housing options • Identify possible immediate LUB amendments <p>Phase II</p> <ul style="list-style-type: none"> • Draft OCP policies and objectives • Draft associated LUB regulations • Community Information meetings/open houses • Formal referrals to agencies and First Nations • Refine draft OCP and LUB amendments based on community and referral input • Prepare for the Public Hearing processes 	
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Work Plan Overview	
Phase I (note that the several steps will likely be processed concurrently)	Date
Approval of draft Project Charter	Summer 2023
Research and analysis	Spring/Summer 2023
Draft engagement plan	Summer 2023
Draft RFP	Summer 2023
Procurement process	Late Summer 2023
Selection of consulting team	Late Summer 2023
Consultant finalize engagement plan	Late Summer 2023
Implementation of the Public Engagement Plan (interviews, meetings, survey, website/social media, potentially forming working group)	Late Summer 2023
On-going coordination with agencies/community groups	Summer/Fall 2023
Phase II Draft Amendments	Date
Draft OCP policies and potential associated amendments to LUB (under a separate process)	Winter 2023
First Reading of OCP, referrals of draft OCP	Spring 2024
Outreach/Community Information Meeting on revised draft amendment	Summer 2024
LTC meetings/public hearing	Fall 2024
Report to LTC – request for 3 rd reading/forward to Executive Committee/forward to Ministry of draft OCP	Winter 2024
Request for 4 th reading/adoption of final draft OCP	Winter 2024

Project Team	
Louisa Garbo, Island Planner	Project Manager
Salt Spring Island Office Staff	Local technical and administrative support
IT	Mapping/technical Support
Senior Intergovernmental Policy Advisor	First Nations Engagement Support
Office Administrative Assistant	Administrative Support
RPM Approval:	LTC Endorsement:
Date:	Resolution #: Date:

Budget		
Budget Sources (Phase I - 2023/2024)		
Early and ongoing consultation with 13 First Nations with territorial interests on SSI	Approximately 8 months	\$26,000 (from Ganges planning budget)
Technical analysis with university and agencies	Approximately 6 months	\$100,000 (grants)
Consulting contract for public engagement	Spring 2023 for six months	\$90,000 – consulting contract
Development of communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications, facilities rental, technology support, facility rental, and open houses material	Over the course of 2023	\$6,000
	Total	\$222,000
Budget Sources (Phase II – 2024-2025)		
Consultation with 13 First Nations on draft OCP		\$26,000
Consulting contract for public engagement on draft OCP	Summer 2024 for six months	\$50,000 –
Development of communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications, facilities rental, technology support, facility rental, and open houses material	Over the course of 2024	\$6,000
	Total	\$82,000

FOR DISCUSSION



Salt Spring Island OCP-LUB Update Project Terms of Reference

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BACKGROUND/CONTEXT

An Official Community Plan (OCP) is a statement of objectives and policies to guide local government decisions on planning and land use within the plan's geographic area.

Taken together, the policies that comprise an OCP form the medium-term vision of a community and provide predictability for residents about the community's priorities and the type of land use change they can expect to observe around them. Section 473 of the [Local Government Act](#) describes the required content of an OCP. Section 474 of the *Act* describes optional content that local governments *may* include in their OCPs.

Salt Spring Island OCP Bylaw No. 434 was adopted in 2008 and has undergone only a handful of amendments since that time; the last being a modest change to industrial lands policy in 2020.

A land use bylaw is the set of regulations that determines how land on the islands is used today. It includes matters such as:

- Uses
- Lot sizes
- Density
- Building location
- Building height

Salt Spring Island Land Use Bylaw No. 355 (adopted in 1999) was never comprehensively updated to enact the policy direction expressed in the OCP.

PURPOSE

The purpose of the Salt Spring Island OCP-LUB Update Project is to modernize the Salt Spring Island official community plan and land use bylaw to provide a framework that will guide residential growth and change on Salt Spring Island over the next decade or more. It will do so in a manner that addresses contemporary challenges while remaining consistent with the Islands Trust Policy Statement.

PROJECT GOALS

The goal of the Salt Spring Island OCP-LUB Update Project is to **increase housing options and housing equity** on the island in ways that integrate:

- The interests of First Nations with treaty and territorial interests in the Salt Spring Island Local Trust Area;
- Ecosystem integrity and connectivity; and
- Climate change resiliency.

PROCESS GOALS

The goals of the Salt Spring Island OCP-LUB Update Project process are to:

- Strengthen relationships with area First Nations through their early and ongoing engagement in the design and execution of a project process that reflects shared values;
- Ensure broad opportunities for community input through a robust public engagement process that reflects the diversity of the community;
- Ensure the Salt Spring Island OCP and LUB are consistent with the Islands Trust Policy Statement;
- Build on the strengths of the existing OCP by retaining those elements that continue to reflect the Island's aspirations; and

- Where appropriate, analyze and incorporate the evidence and recommendations of other governments, agencies, and non-governmental organizations and consider enacting policy and regulatory changes accordingly.

PROJECT SCOPE

The scope of the Salt Spring Island OCP-LUB Update Project will be guided by focus on the above-noted goal and consistency with the [Islands Trust Policy Statement](#).

The five themes below will define the structural parameters of the project:

A. Engage Interested First Nations Early and Ongoing

Thirteen (13) Nations have treaty and territorial interests in Salt Spring Island, and many Indigenous people call the island home. Because a substantive update to the Salt Spring OCP and LUB may guide change on the Island for at least a decade, it is anticipated that area First Nations will take a significant interest in the OCP-LUB Update Project. It is important for SS LTC to understand those Nations' interests in the island and strive for a project process where those interests are understood and considered. For several years, First Nations with treaty and territorial interests on Salt Spring Island have told the Salt Spring Island Local Trust Committee (SS LTC) that they want to be at the table from the earliest days of major projects. As a substantive update to the Salt Spring OCP and LUB will guide change on the Island for at least a decade, it is anticipated that area First Nations will take a significant interest in the OCP-LUB Update Project and expect a level of involvement beyond simply commenting on policies as they are developed. This will take an investment of both time and budget but will result in a product that is responsive to the Islands Trust Reconciliation Declaration.

B. Update, Streamline and Build On Content in the Existing OCP and LUB

The existing OCP will be used as the point of departure for the update. While a number of community priorities have emerged that merit attention, Salt Spring Island Local Trust Area remains within the Islands Trust Area, and the OCP must be consistent with the object of the Islands Trust. Therefore, it is anticipated that environmental protection and growth management policies in the current document will endure, albeit in a refreshed form. The Islands Trust Policy Statement is currently undergoing a major amendment, the results of which will inform the scale of change that a renewed OCP can invite. Experience has demonstrated that the current OCP is too prescriptive in areas where greater flexibility may be required to achieve community objectives.

The Land Use Bylaw will then be updated in accordance with the policy direction of the OCP.

This project will also be used to update demographic, contextual and technical information in both the OCP and LUB and to review the required content of OCPs under Section 473 of the [Local Government Act](#). Amendments will be drafted to communicate clearly and in plain language to improve accessibility of the document.

C. Use Existing Reports and Plans to Inform Policy and Regulation

Over the past five years Islands Trust and a number of local agencies and advocacy groups have published reports and plans that identify recommended actions for the LTC in high priority areas and other land use topics. These reports and plans should be the first point of reference as SS LTC considers updates to, and development of new, OCP policies and LUB regulations.

Guiding documents will include, but are not limited to:

- Islands Trust Reconciliation Action Plan
- Salt Spring Island Watershed Protection Plan
- Summary of Recommendations (SS LTC Housing Action Program Task Force)
- Homes for Islanders (Salt Spring Solutions)
- Salt Spring Island Community Wildfire Resiliency Plan (Capital Regional District),
- Salt Spring Island Active Transportation Plan (Capital Regional District)
- Salt Spring Island Area Farm Plan Renewal (Salt Spring Island Agricultural Alliance)

D. Use Islands Trust Housing Project Toolkit

This project will apply the project methodology proposed in the Islands Trust Housing Toolkit, which sets out a structured approach to LTC action on addressing housing issues. In particular, this project will use the Suitable Land Analysis that has been developed as part of the Toolkit to identify areas of the island that are more, or less, suitable for residential development. The data and mapping inputs into the Suitable Land Analysis will be customized to Salt Spring Island and developed in a transparent and engaged manner.

E. Update Existing Development Permit Areas and Consider New Development Permit Areas

Existing development permit areas should be revisited to ensure they are consistent with current best practices and evidence-based planning. Additional development permit areas should be considered, such as wildfire resiliency DPA and watershed protection DPA.

F. Develop Indicators to Monitor Success

Through this project a small suite of indicators will be developed and included in the OCP by which SS LTC and the general public can measure whether the goals of the update project are being achieved.

G. Assess an OCP Policy Gaps Analysis

A major element to this project at the early phases includes a consultant led OCP policy gaps analysis, outlying areas where the OCP and LUB do not align. This will result in a list of recommendations categorized by immediate, near-future, and long term actions in which the LTC can bring the current LUB into consistency with current housing policy.

PLANNING PROCESS AND TIMELINE

The OCP/LUB Update Project is expected to take 30 months. Figure 1 provides an overview of the process, while Table 1 outlines the planning process showing key project phases, key activities and deliverables. While project activities are reasonably well defined, public engagement activities can be adapted based on the feedback of a Project Advisory Committee and other community interest holders, provided it meets overall project timelines and objectives.

Planning Process Timeline

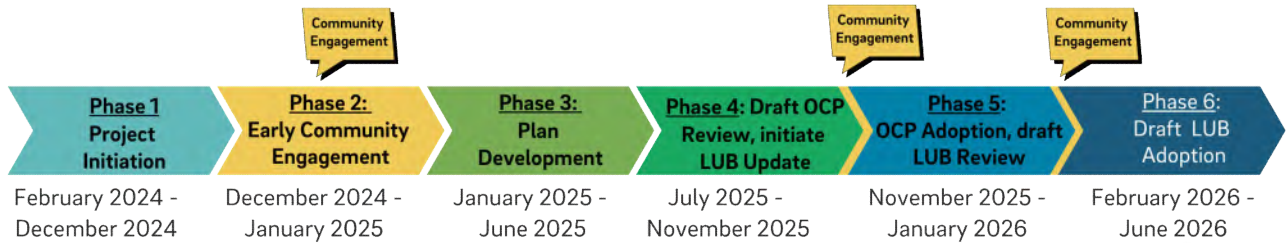


Table 1: Planning Process

PHASE	ENGAGEMENT	FIRST NATIONS ENGAGEMENT	POLICY DEVELOPMENT	KEY DELIVERABLES	CONSULTANT'S ROLE
Phase 1(a) February 2024 to November 2024 FINALIZE COMPLETE COMMUNITY ASSESSMENT	Inform and engage on draft Complete Communities Assessment	Letter to First Nations Leaderships about OCP-LUB Project Develop First Nations Engagement Strategy Invite discussion of gauge needs and expectation, capacity constraints to participation..	Incorporate engagement results Compile Baseline Conditions Report	Complete Communities Assessment	OCP/LUB Consultant not involved here; focus is on completing the assessment.
Phase 1(b) November 2024 to December 2024 OCP-LUB PROJECT START	Develop project website and other communication materials Identify key community interest holders Form Project Advisory Committee Confirm Engagement	Invite discussion of gauge needs and expectation, capacity constraints to participation..	Issue RFP and award contract for project consultants for Phases 2-4 Develop refined project work plan Develop Comprehensive Community Engagement and Communications Plan	Procurement and Onboarding of Project Consultants Present First Nations Engagement Strategy LTC Presentation of Project Work Plan Comprehensive Community Engagement and	Minimal involvement—focus on onboarding, refinement of the work plan, and coordination with staff.

	Strategy			Communication s Plan	
<p>Phase 2: December 2024 to January 2025</p> <p>TARGETED COMMUNITY VISIONING</p>	Engage on policy gaps and assess priorities.	Engage with First Nation’s through relationships-building. Collaboratively identify issue perspectives that reflect the scope of this project.	Conduct Policy Gap Analysis Develop housing options and housing equity vision statement, Incorporate technical and engagement results to create a revised Vision Statement	Phase 2 Engagement Summaries Working Vision Statement Comprehensive list of planning issues and priorities	Lead community visioning workshops, conduct policy gap analysis, review reports, and develop recommendations for initial OCP amendments. Assist in compiling engagement results.
<p>Phase 3: January 2025 to June 2025</p> <p>OCP DEVELOPME NT</p>	Develop and explore policy options related to key issues	Engage on potential and drafts of revised OCP and/or amendments	Draft OCP amendments and vision statement revisions, Recommend immediate regulatory amendments to current OCP policy	Draft OCP amendments, draft LUB regulations, phase 3 engagement summary	Lead the development of OCP amendments and initial LUB regulations. Conduct public consultations and engage stakeholders on policy options for both the OCP and LUB.
<p>Phase 4(a): July 2025 to September 2025</p> <p>DRAFT OCP REVIEW and</p>	Engage to review draft or proposed amended OCP	Refer draft OCP to First Nations and stakeholders	Finalize draft OCP amendments based on feedback	Phase 4 Engagement Summary Final Draft OCP 1 st OCP Bylaw and First Nations and Agency Referral	Provide reporting on engagement through phase 3. Assist in further OCP review and engagement.

<p>Phase 4(b): October 2025 to November 2025</p> <p>INITIATE LUB UPDATE</p>	<p>Develop Draft LUB amendments</p>	<p>Initiate conversation of LUB</p>	<p>Refine LUB gaps based on OCP policy development</p>	<p>Draft LUB amendments</p>	<p>Assist in drafting LUB amendments. Begin initial consultation on LUB with First Nations and stakeholders</p>
<p>Phase 5(a): September 2025 to January 2026</p> <p>OCP ADOPTION</p>	<p>Final edits to the Draft OCP</p> <p>Executive Committee approval</p> <p>Ministerial approval</p>	<p>Continue First Nations engagement on OCP</p>	<p>Prepare final OCP for adoption</p>	<p>Agency Referral Comment Summary First Nations Referral Comments Summary OCP Bylaw 2nd Reading OCP Bylaw Public Hearing OCP Bylaw 3rd Reading OCP Bylaw Adoption Monitoring Plan</p>	<p>Assist in finalizing the OCP for adoption. Support First Nations and stakeholder engagement.</p>
<p>Phase 5(b): November 2025 to January 2026</p> <p>DRAFT LUB REVIEW</p>	<p>Community events/open house to review Draft LUB amendments Interest holder meetings Engagement to gather input on revised Draft LUB amendments</p>	<p>Refer proposed LUB amendment bylaw to First Nations. Ongoing First Nations engagement.</p>	<p>Refine draft LUB amendments based on feedback</p>	<p>Phase 5 First Nations Engagement Summary</p> <p>Phase 5 Engagement Summary</p> <p>Final Draft LUB 1st LUB Bylaw and First Nations and Agency Referral</p>	<p>Support engagement efforts for draft LUB. Refine LUB amendments based on feedback from community consultations and First Nations.</p>

<p>Phase 6:</p> <p>LUB ADOPTION</p> <p>February 2026 to June 2026</p>	<p>Final edits to the Draft LUB Executive Committee approval</p>	<p>First Nations and agency referral for LUB</p>	<p>Finalize LUB amendments</p>	<p>LUB Bylaw 2nd Reading LUB Bylaw Public Hearing LUB Bylaw 3rd Reading LUB Bylaw Adoption Lesson learned housing options summary</p>	<p>Finalize LUB amendments and support the public and stakeholder engagement process leading to adoption. Ensure legal requirements are met and alignment with OCP policies is maintained.</p> <p>Create and report to LTC on a closing report on lessons learned and possible future directions as learned through the bylaw review and engagement through this project.</p>
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PROJECT COMMUNICATIONS

Project communications are addressed in detail through the standalone Project Communications and Engagement Strategy. In general, however, project communications will include the following component parts:

- A memorable project name and tagline
- A core visual style and suite of complementary graphics to be used for all initiatives and communication tactics throughout the project and corresponding engagement process. These graphics will be informed by the four integrated themes of the project: Housing options and housing equity; reconciliation; ecosystem connectivity, and climate change resilience
- Tools and tactics to reach underrepresented segments of the population that are typically harder to reach through engagement processes
- Key messages that form the basis for communication materials, e.g., media releases, invitations, subscriber notices, posters, and enable the project team to speak with “one voice”, ensuring clear, concise, and consistent messaging across all communication. Key messages provide context, manage expectations around process and outcomes, and encourage people to become involved in the process. Key messages also communicate how participants’ input will be used. Engagement best practices suggest that participants will expect to know:

- The project goals, boundaries or scope of the OCP-LUB update and the engagement process, i.e., what parts of the OCP-LUB are on the table vs. off the table at this time
- how their input will be used to inform the OCP-LUB update
- who will make the final decision, informed by community feedback, on the vision, goals, and land use concepts identified OCP-LUB
- when and how the OCP and LUB updates will be adopted and implemented
- Leveraging media channels, such as:
 - Social media (earned or paid advertising)
 - Print media (earned and push coverage)
 - Print/digital promotion
 - Partnerships - Redistribution through local newsletters
 - Reproduction on related websites and blogs (earned)
 - Engagement Platform(s) Software (incidental to the engagement process)
- Staff, Trustees, local appointees, and governance partners should champion fair and equitable access to the project by providing accurate information or directing inquiries those who can and encouraging those who believe their interests are affected by the project to participate in the formal engagement processes available.

Communications is led by the Project Team, with advice and support from key Islands Trust Staff tasked with doing so

COMMUNITY ENGAGEMENT

Community engagement and participation is a fundamental source of information in the OCP-LUB Project . While SS LTC is the decision-maker in advancing and ultimately approving project products (i.e. the amended OCP and LUB), community input and ownership is important to ensure the plan is supported and executed collaboratively. The planning process will seek to be equitable and reach a broad spectrum of the community.

Community members will be able to participate in the planning process for the Salt Spring Island OCP-LUB Project by:

- Applying to join the OCP-LUB Update Project Advisory Commission
- Being recruited to a consultant-led working group
- Participating in community-led engagement activities and encouraging others to do the same
- Sharing ideas and thoughts with the Island Trust through formal meetings and/or public hearings

The Salt Spring Island Local Trust Committee has requested that staff apply the principles of [Beyond Inclusion – Equity in Public Engagement](#) to this project. Those principles are:

- 1) Invite participation within an authentic and accountable engagement process
- 2) Plan early and proactively
- 3) Establish respectful relationships with Indigenous Peoples
- 4) Engage the internal diversity of a community
- 5) Work in a reciprocal relationship with communities
- 6) Tailor engagement plans to the context
- 7) Commit to ongoing learning and improvement
- 8) Advance systemic equity

A separate project engagement strategy has been developed by staff. Once a project consultant is selected, that strategy will be reviewed and a plan, outlining how goals and principles of the strategy will be carried out through engagement planning, design, execution, analysis, and reporting.

Engagement with First Nations and Indigenous island residents will be considered in a separate, but linked, First Nations engagement approach. This approach is to be developed in cooperation with a First Nations Engagement Expert, and with advice and support from key Islands Trust Staff tasked with doing so.

PROJECT ADVISORY PLANNING COMMISSION

An OCP-LUB Project Advisory Planning Commission (PAPC) has been approved and will be recruited in the fall, 2024. This PAPC is a special advisory planning commission established to provide advice to the SS LTC through a standing directive to provide advice to SS LTC on draft project materials prior to consideration by SS LTC, and to review any additional project products referred to it by the SS LTC.

The PAPC will be comprised of up to seven (7) individuals from the community, ideally with broad geographic, social, cultural and professional representation. Key roles of the PAPC will be to:

- Advise on community engagement outcomes
- Promote the project and public engagement opportunities within the community
- Provide support to staff and consultants at public engagement events
- Provide recommendations to SS LTC on draft project products

CONSULTANT-LED WORKING GROUPS

The consultant to lead engagement and policy option development on this project may establish subject-area working groups if the need for specialized expertise is identified through the engagement planning process.

The following subject-area working groups could be established:

- Housing Options and Housing Equity Working Group
- Climate Change Resiliency Working Group (with the following potential sub-groups):
 - Freshwater Sub-Group
 - Forest/Wildfire Sub-Group
 - Shoreline Sub-Group
- Short-term Rentals Working Group
- And other working groups, as needed.

Key roles of the consultant-led working groups will be:

- To review and synthesize relevant documents; and
- To provide policy advice based on document review and professional expertise

AGENCY WORKING GROUP

A working group of staff from government agencies with jurisdiction over various Salt Spring Island services will be convened to ensure that those interests are appropriately reflected in the planning process and final documents.

KEY COMMUNITY INTEREST HOLDERS

Table 3: Key Community Interest Holders

RESIDENTS	ADVOCACY GROUPS	SERVICE GROUPS	AGENCIES
Of Salt Spring Island Of British Columbia <ul style="list-style-type: none"> • Property owners • Renters • Seniors • Students and youth • Healthcare workers 	Advocacy groups are organizations that use various forms of advocacy to influence public opinion and public policy Examples on Salt Spring Island could include: <ul style="list-style-type: none"> • Chamber of Commerce • SSI Community Health Society 	Service groups are organizations that provide tangible social or physical services to the community Examples on Salt Spring Island could include <ul style="list-style-type: none"> • Islanders Working Against Violence • Salt Spring Conservancy 	Agencies are generally government or government-like organizations that provide physical or social services Examples on Salt Spring Island are: <ul style="list-style-type: none"> • Capital Regional District (CRD) • North Salt Spring Waterworks District (NSSWD) • Local Communities Commission (LCC)

ROLES AND RESPONSIBILITIES

Salt Spring Island Local Trust Committee

SS LTC are the project champions. They set the project priorities, allocate resources and are the ultimate approval authority by adopting or approving all project products.

Planning Staff

This project will be managed by the Regional Planning Manager, and coordinated by an Island Planner, with support from other planners and administrative staff as required. Staff will oversee consultants whose role is outlined below.

Consultants

Consultants will be retained to provide project management support, create work plans, engagement plans and generally execute the project. This includes executing community engagement and policy development activities and providing expertise to supplement that of the Internal Project Team. Special topic areas could include community engagement, wildfire risk mitigation, watershed protection, and hazard areas.

OCP-LUB Project Advisory Planning Committee

The OCP APC will provide advice to SS LTC on matters referred to it by SS LTC. It will review draft summaries and reports before submission to SS LTC. The Project Advisory Committee will review bylaw amendment proposals for the OCP and LUB or sections thereof as they are completed and make recommendations to LTC before submission to SS LTC.

Residents and General Public

All individuals with an interest in the local area will be invited to participate in the planning processes designed to gather input from all who feel they have an interest in the project, and or provide input to identify issues and opportunities and review draft products, plans and guidelines.

Interest Holder Groups

Interest holder groups such as service and advocacy groups will contribute to the planning process in the same way as residents, but may also be the subject of focussed consultation with respect to their particular areas of interest. Interest holder groups can also help with outreach, issue identification, opportunities and actions and reviewing policy options.

RELATIONSHIP TO OTHER INITIATIVES

To ensure that the OCP-LUB Project advances in consideration other Islands Trust, agency, or community initiatives, staff note the following current initiatives. These initiatives may influence the content of the OCP and LUB.

Islands Trust Policy Statement: The Islands Trust Policy Statement is currently undergoing a renewal process of its own. It is anticipated that by the time a renewed Salt Spring Island OCP is ready for adoption the Policy Statement project will be complete. Any OCP adopted by the Salt Spring Island Local Trust Committee must be consistent with the Islands Trust Policy Statement.

Islands Trust Reconciliation Action Plan: The Islands Trust Reconciliation Action Plan describes the organization's path toward better relationships with the First Nations with treaty and territorial interests in the Islands Trust Area. The Salt Spring Island OCP-LUB Update Process should advance that plan, particularly Actions 3.2, 3.3 and 3.4.

Salt Spring Island Watershed Protection Plan: The Salt Spring Island Local Trust Committee recently endorsed a Watershed Protection Plan for the Island. The OCP-LUB Update Process should consider opportunities to advance the recommended actions of that plan.

Salt Spring Island Community Wildfire Resiliency Plan: The CRD recently completed a Wildfire Resiliency Plan for the island. This plan contains several actions that SS LTC can consider to support community wildfire resiliency. These actions could be advanced through the OCP-LUB Update Process. Alternatively, policies proposed through the OCP-LUB Update Process should not be inconsistent with the recommendations of the Resiliency Plan.

Salt Spring Island Active Transportation Network Plan: The CRD recently completed an Active Transportation Network Plan for the Island. The renewed OCP should facilitate or complement the actions proposed in that plan.

Current non-governmental initiatives that could influence the OCP-LUB Update Process include:

Transition Salt Spring Climate Action Plan 2.0: The 2020 Climate Action Plan authored by Transition Salt Spring provides a range of recommended actions that SS LTC could take to advance climate change resilience in the community. The OCP Update Process should consider opportunities to advance those recommended actions.

Salt Spring Solutions Homes for Islanders: This 2023 publication from Salt Spring Solutions proposes a range of initiatives that SS LTC could consider to advance housing options for middle and low-income earners on Salt Spring Island. The OCP Update Process should consider opportunities to implement the recommended actions of this report.

BUDGET

Item Descriptions	Total 2-Year Project Budget	Total FY2024-25 Budget Cost	Total FY2025-26 Budget Cost
Early and ongoing consultation with 13 First Nations with treaty and territorial interests on SSI	\$26,000	\$13,000	\$13,000
Consultant to conduct and facilitate a robust and inclusive public engagement program and policy options development	\$166,000	\$83,000	\$83,000
Communication and educational info, printouts, mail-outs, brochures, posting of meetings and legal notifications	\$9,000	\$4,500	\$4,500
Technical support on virtual and in-person sessions, and facility rental for in-person sessions, open houses and community engagement meetings	\$3,000	\$1,500	\$1,500
Total	\$204,000	\$102,000	\$102,000
Total Budget Available	\$158,500	\$158,500	\$0
Requested additional funding for 2025-2026	\$45,500	\$0	\$45,500

DELIVERABLES

The following deliverables will be achieved through the Salt Spring Island OCP-LUB Update Project:

1. Updated Salt Spring Island Official Community Plan
2. Updated Salt Spring Island Land Use Bylaw
3. Monitoring Plan

PROJECT CHANGE MANAGEMENT

A change management structure is proposed to ensure that the project achieves its intended objectives and outcomes on time and on budget. However, it is also understood that new information or developments often emerge in the course of public policy processes that may impact the original project plan. The Regional Planning Manager will bring forward substantial changes that would affect the project budget or timeline outlined in this Terms of Reference for LTC and approval. The evaluation will assess the following, as necessary:

- Budget and schedule impacts
- Alignment to the project objectives
- Contract implications
- Relational implications (public, inter-governmental)
- Feasibility and benefits of the change
- Complexity and/or difficulty of the change options requested
- Scale of the change solutions proposed
- Risk to the project in implementing the change
- Risk to the project in not implementing the change
- Impact on the project in implementing the change (time, resources, finance, quality)



DATE OF MEETING: June 11, 2026

TO: Salt Spring Island Local Trust Committee

FROM: William Shulba, P.Geo. Senior Freshwater Specialist
Oluwashogo Garuba, Planner 2
Salt Spring Island Team

COPY: Stefan Cermak, Director Planning Services

SUBJECT: Salt Spring Island LTC Water Sustainability Project Update

PURPOSE

The purpose of this memorandum is to provide the Salt Spring Island Local Trust Committee (LTC) with a consolidated status update on the LTC's Water Sustainability project with focus on the following components:

- Salt Spring Island Watershed Protection Alliance (SSIWPA) coordination;
- Salt Spring Island Land Use Bylaw amendment - Proof of Water at subdivision (draft Bylaw No. 532);
- Salt Spring Island Watershed Protection Plan 2023-2032 (SSIWPP);
- Weston Lake Water Availability and Climate Change Assessment;
- Groundwater and Surface Water Monitoring from Volunteer Observation Well Network (VOWN).

BACKGROUND

Water Sustainability Project

The Water Sustainability project is part of the Salt Spring Island Local Trust Committee's (LTC's) current work program. Its purpose is to understand water quality and quantity issues on Salt Spring Island and to develop policies to ensure sustainable freshwater management.

The majority of the project has been funded since 2013 through an annual special property tax requisition levied on the Salt Spring Island Local Trust Area via [Island Trust Council Bylaw No. 154](#) (2013). Bylaw No. 154 delegates specific powers from the Islands Trust Council to the Salt Spring Island Local Trust Committee (LTC) to protect local water resources, while drawing a strict legal boundary around the LTC's authority to prevent jurisdictional creep. Specifically, the bylaw authorizes the LTC to assist in shaping multi-jurisdictional water policies and to coordinate their rollout; however, it explicitly excludes the power to assist in the actual implementation or operational delivery of those policies, ensuring the LTC does not absorb the staff time, costs, or liabilities of regional districts, improvement districts, or the provincial government. Financially, these activities are classified as local "additional operations," meaning that if projected annual costs reach or exceed \$5,000, they cannot be drawn from the general Trust budget and instead trigger a mandatory special tax requisition levied exclusively on Salt Spring Island taxpayers. Islands Trust Council did not support any funding in the current 2026/27 fiscal period.

Salt Spring Island Watershed Protection Alliance (SSIWPA) coordination

Salt Spring Island Watershed Protection Alliance (SSIWPA) is the multi-agency forum established by LTC in 2013 under the authority of Bylaw No. 154 to coordinate watershed protection work on Salt Spring Island. Its participating members have included LTC, the Capital Regional District (CRD), the North Salt Spring Waterworks District (NSSWD), and the Government of British Columbia. From 2013 to 2023, SSIWPA was supported by a dedicated contract coordinator who carried out the organisation's administrative functions and led its education and outreach activities.

In April 2022, the Salt Spring Island Watershed Stewardship and Protection Coordination Situation Analysis and Options Identification Report received by LTC recommended internalising watershed protection coordination within Islands Trust (ex: Island Trust secretariat service could be utilized). In July 2023, by resolution SS-2023-32, LTC directed staff to initiate transfer of SSIWPA coordination to the CRD. The SSIWPA special property tax requisition has not been collected since the 2023-2024 fiscal year, the contract coordinator position has not been refilled, and the prior coordinator is no longer available to resume the role. The CRD has confirmed that it is not positioned to assume administration of a SSIWPA-like entity in the current or near-term fiscal year.

Salt Spring Island Land Use Draft Bylaw No. 532: Update to Proof of Water at Subdivision

Draft Bylaw No. 532 is a proposed amendment to Salt Spring Island Land Use Bylaw No. 355 (1999), intended to better protect groundwater resources and groundwater users by improving the quality of groundwater information that subdivision applicants must provide. The draft bylaw, provided to the LTC at the end of the previous term, introduces new defined terms (aquifer, pumping test, groundwater, hydrogeologist, stream), updates several existing definitions, deletes Schedule H, and replaces Section 5.5 (Potable Water) with new standards.

Project Charter v1.1 was endorsed by LTC on May 26, 2020 by resolution SS-2020-072. The original workplan targeted bylaw adoption in December 2020; that target was not met. In May 2022, LTC considered the bylaw amendment and directed staff to provide additional information before further consideration. On December 14, 2023, LTC directed staff to return with the information originally requested in May 2022 and considered an updated Project Charter v2 targeting first reading in February 2024 and adoption in June 2024. Neither milestone was met. Draft Bylaw No. 532 remains unconsidered for first reading.

Salt Spring Island Watershed Protection Plan 2023-2032 (SSIWPP)

The Salt Spring Island Watershed Protection Plan 2023-2032 (SSIWPP) is a strategic instrument for watershed protection on Salt Spring Island, was endorsed by LTC in July 2023. The SSIWPP identifies the actions Salt Spring needs to advance over the ten-year horizon to 2032.

The Plan was prepared by Econics for Islands Trust under SSIWPA, with development input from the three partner agencies (CRD, Islands Trust, and NSSWD) supplemented by the chair of SSIWPA's Technical Advisory Committee and a representative of the Provincial Ministry of Forests Water Protection Branch. The Plan organises its work into nineteen actions across five categories: Watershed Ecosystem Science (Actions 1-4); Groundwater Science (Actions 5-8); Community Water Use Efficiency and Stewardship (Actions 9-12); Watersheds and Drinking Water Protection Planning (Actions 13-15); and Watershed Protection Governance and Coordination (Actions 16-19). The Plan's scope is freshwater on Salt Spring Island and the surrounding small islands, both groundwater and surface water; marine waters and other islands of the Trust Area are out of scope. The Plan's goals are adapted from the Islands Trust Freshwater Sustainability Strategy.

Weston Lake Water Availability and Climate Change Assessment

The Weston Lake Assessment was commissioned by LTC to determine whether there is available water in Lake Weston to increase service connections to the Fulford Water System, taking into account current licensed allocations, environmental flow needs, and anticipated impacts of climate change. LTC contributed \$30,000 from unspent surplus and \$14,097 from the SSIWPA constituency fund by resolution SS-2021-004 of January 19, 2021. Project Charter v1.1 was endorsed by LTC on March 23, 2021. CRD project-managed the work under a Memorandum of Understanding with Islands Trust; GW Solutions was the successful bidder following an RFP posted in November 2021. Work began in January 2022 and the final report was received by LTC at its meeting of September 6, 2022.

The Assessment concluded that during summer months Lake Weston seasonally drops below the minimum lake surface elevation required to sustain the Environmental Flow Needs (EFN) of Weston Creek, which provides cutthroat trout spawning habitat and is the limiting factor on lake withdrawals, and projected that climate change will exacerbate this condition through the 2030s, 2050s, and 2070s scenario windows.

Groundwater and Surface Water Monitoring (Volunteer Observation Well Network, VOWN)

Since 2017, LTC has been the lead agency in a coordinated monitoring pilot project that installed 14 groundwater observation wells and 5 lake monitoring stations across Salt Spring Island. The pilot was originally funded by Real Estate Foundation of British Columbia (REFBC) Freshwater Sustainability Fund and financial contributions from SSIWPA member agencies. Equipment is hosted on participating landowner properties under voluntary agreements. Final reporting of the pilot project to REFBC was completed in 2020.

Since 2020, the Senior Freshwater Specialist has continued to retrieve data from the loggers at approximately six-month intervals; the dataset now exceeds two million data events. The Groundwater Sustainability Strategy Charter v10, endorsed by LTC at its December 14, 2023 meeting, reframed the work from a pilot into an ongoing monitoring program. Updated well-owner agreements were distributed to participating landowners in January 2026. Reporting of the findings is expected in September 2026.

Trust Council standing direction

In 2025, Islands Trust Council approved the Islands Trust Operational Review Report. The report directed staff not to initiate any projects in the 2026/27 fiscal year that are not already underway or required by legislation or policy, and accepted staff recommendations for reducing discretionary budget lines.

At time of the resolution, SSIWPA coordination and actions related to the Salt Spring Island Watershed Protection Plan were not underway. As such, after consideration, Islands Trust Council adopted the following resolutions:

- That staff prepare a bylaw to rescind Bylaw 154 should staff be unable to resource coordination of the Salt Spring Watershed Protection Plan in the 2026/27 budget; and
- That all unspent special tax requisition funds remain in reserve until such time as a project is brought forward to coordinate Actions 16-19 of the Salt Spring Island Watershed Protection Plan (2023-2032). For reference the referenced coordination actions include:

Watershed Protection Governance and Coordination

16. Collaborate with First Nations with territorial interests in Salt Spring Island and waters and with Indigenous organizations.

17. Complete governance review to ensure that watershed protection and stewardship administrative and coordination arrangements are optimized.

18. Encourage the Provincial Government to investigate potential use of regulatory instruments including water objectives, area-based management plans, and drilling authorizations.

19. Continue to convene a multi-organization forum for communication and coordination about watershed protection activities

ANALYSIS

This section reports on the current state of each component file, including the recommendations of prior staff reports where applicable. The current tasking position across the five files is summarised at the end. Next steps for each file are addressed in the section that follows.

SSIWPA Coordination

Discussions between Islands Trust and CRD confirm that there is interest in a Drinking Water and Watershed Protection Service but no commitment has been made and no timeline has been confirmed. The Project Charter v1 for Watershed Protection Plan 2023-2032 Coordination, endorsed in principle at the December 14, 2023 LTC meeting, proposes an Islands Trust staff-led inter-agency working group as an interim coordination mechanism while CRD considers the watershed protection service question. The charter contemplates one annual "Big Tent" meeting open to community and First Nations engagement, six annual inter-agency staff meetings, one annual joint elected-officials meeting, and consulting support either to develop terms of reference for a CRD watershed protection service or to advise on watershed governance options. Staff reports of October 1, 2024 and September 11, 2025 each forwarded a business case to the Financial Planning Committee for inclusion in the next fiscal year's Trust Council budget, to be drawn from unspent special tax requisition funds.

The September 2025 staff report further notes that the formation of the Salt Spring Island Local Community Commission (LCC) has created a new venue for governance dialogue with the CRD Director, and that watershed governance is likely to become a priority discussion between LTC and LCC. The Project Charter is staff-deliverable only when the Salt Spring Island Office is at full complement and for consideration next fiscal period as per the approved Operational Review.

Salt Spring Island Land Use Draft Bylaw No. 532: Update to Proof of Water at Subdivision

The bylaw is identified as one of three named items within the broader Watershed Sustainability Project in both the October 1, 2024 and September 11, 2025 staff reports. Working text of draft Bylaw No. 532 is on file, with a small project budget for a Community Information Session and bylaw notification in lieu of public hearing. Similar to SSIWPA coordination, further action is deferred to next fiscal period as per the approved Operational Review. The LTC may request staff to present a business case to advance this deliverable next fiscal period.

Watershed Strategic Plan (SSIWPP 2023-2032)

Coordination of SSIWPP implementation is functionally identical to the SSIWPA coordination question reported under the SSIWPA subsection above. The Plan presupposes a coordinating body. With SSIWPA in active wind-down and CRD not yet positioned to host a watershed protection service, the Plan's implementation is currently advanced - to the extent that it is advanced at all - by individual signatory agencies acting under their own mandates and without a coordinating forum.

No staff is dedicated to SSIWPP implementation as a standalone file. The Senior Freshwater Specialist supports plan-related technical questions on an ad-hoc basis. A Project Charter for Actions 16-19 has not been drafted.

Weston Lake Water Availability and Climate Change Assessment

The September 6, 2022 staff report recommended, and LTC endorsed, three follow-up steps:

- (i) work with CRD and the Government of British Columbia to identify funding and project management for a formal Environmental Flow Needs assessment for Lake Weston and Weston Creek;
- (ii) refer the final report to the Ministry of Forests Water Authorisations Branch for information, review, and comment; and
- (iii) refer the final report to SSIWPA for information and discussion.

The Ministry referral was made. The SSIWPA referral was made prior to SSIWPA's effective dormancy. The Environmental Flow Needs assessment follow-up has not been brought forward as an active project.

Ongoing Well Monitoring (Volunteer Observation Well Network)

A business case for FY2026/27 was forwarded by the LTC to Islands Trust Council for consideration. Islands Trust Council did not support the business case as per the Operational Review recommendations.

SS-2025-111 was moved and seconded that the Salt Spring Island Local Trust Committee forward the Watershed Protection Plan 2023-2032 Business Case attached as Attachment 1 to the staff report of October 1, 2024 to Financial Planning Committee for inclusion in the 2026/27 Trust Council budget. On March 12, 2026 Trust Council removed funding from this project in a discussion section which is reflected in the minutes of that report at section 11.2.1.9.4.

The business case provided for a Community Information Meeting to present data and analysis to date and a contingency reserve for removal of any data loggers where landowner withdrawal of consent requires the services of a licensed pump installer. The Senior Freshwater Specialist is the responsible technical lead, supported by Planning Services administrative capacity for landowner relations and data management.

Reporting of monitoring data has been limited since the 2020 close-out of REFBC reporting obligations, principally because the project was held in a pilot framing until December 2023 and because the data set has only recently passed the temporal threshold (eight monitoring years; ~2 million events) at which seasonal trend statements become defensible.

The reporting plan proposed by the Senior Freshwater Specialist, scoped to fiscal 2026/27 and beyond, is the following:

1. Annual Data Report to LTC - a short technical report prepared by the Senior Freshwater Specialist and tabled at the first LTC meeting after spring data download each year (target: May or June). The report will present time-series plots for each monitoring station, summary statistics, comparison against prior years, and any anomalies flagged for attention. Presentation of this report is now anticipated for the September 2026 LTC meeting.
2. Annual Landowner Letter - a short letter to each Volunteer Observation Well host summarising the data from that landowner's well, sent within four weeks of the annual data download. This is a low-cost relationship-maintenance activity and does not require a separate budget.
3. Data publication - staff to assess, in cooperation with the Province and CRD, whether monitoring data should be published to a public data portal (e.g., GWELLS, BC Open Data) on an annual cadence. The Volunteer Observation Wells Logger (VOWL) Tool described in the v10 charter is the working data management platform; a publication-ready export workflow has not yet been built.
4. Ten-year synthesis report - at the end of fiscal 2026/27, the Senior Freshwater Specialist will produce a synthesis report covering 2017-2027 trends, intended for use in land use policy, water allocation planning, and climate adaptation work both within Islands Trust and by CRD and NSSWD. This synthesis report is the natural occasion to advise LTC on whether the monitoring program should continue, be transferred to another agency, or be wound down with landowner consent.

Current Tasking

Current tasking across the five component files:

- SSIWPA coordination / inter-agency working group: Salt Spring Island Planner leads, supported by the Senior Freshwater Specialist and Planning Services administrative capacity. Constrained: the Project Charter requires the Office to be at full complement and new activity to be supported by Trust Council. LTC may request options such as exploration of the feasibility for using the Islands Trust Council secretariat services to coordinate meetings. Meanwhile, staff are drafting a bylaw rescinding Bylaw No. 154 for consideration at the September Trust Council.
- Proof of Water Bylaw (draft Bylaw No. 532): Island Planner leads, supported by the Senior Freshwater Specialist; Staff in coordination. Deferred till next fiscal period. Business Case may be requested or LTC may request the bylaw be assigned as a future minor project and prioritized to follow adoption or completion of Bylaw 537 regarding ADUs.
- Watershed Strategic Plan (SSIWPP) - Actions 16-19 charter: Not yet assigned. The Senior Freshwater Specialist supports ad-hoc. No active tasking; the charter is not yet drafted. LTC may request a business case for consideration next fiscal. Staff are currently drafting an Islands Trust Council bylaw rescinding Bylaw No. 154. It is feasible that a business case for Actions 16-19 and adoption of a bylaw rescinding Bylaw No. 154 are both considered at the December Trust Council meeting.
- Weston Lake EFN follow-up: Not assigned, with CRD as potential lead. The Senior Freshwater Specialist provides support. No active tasking; awaiting a CRD scoping conversation or LTC request.
- Ongoing well monitoring (VOWN): The Senior Freshwater Specialist is the lead, supported by Planning Services administrative capacity. Resourced at the current cadence; reporting programme proposed.

NEXT STEPS

The Salt Spring Island Local Trust Committee is in the closing months of its current term ahead of the November 2026 local government election. The next-step posture reflects this calendar. With the exception of ongoing well monitoring, files are held for the incoming term rather than advanced to LTC decision in the remaining months.

SSIWPA Coordination

- Continue the SSIWPA wind-down activities described in the September 2025 staff report.
- Maintain communication with CRD on the Drinking Water and Watershed Protection Service question as opportunities arise.
- Brief the incoming LTC on the file at the start of the new term, including the Trust Council 2025 resolution and the unspent special tax requisition funds held in reserve.
- Draft a Bylaw rescinding Bylaw No. 154.

Proof of Water Bylaw (draft Bylaw No. 532)

- Do not bring draft Bylaw No. 532 forward for first reading prior to end of term.
- Hold the working text and project charters for the incoming term.
- Brief the incoming LTC on the file at the start of the new term, including the prior LTC directions of May 2022 and December 14, 2023.

Watershed Strategic Plan (SSIWPP 2023-2032)

- Do not initiate the Actions 16-19 Project Charter prior to end of term.
- Hold for the incoming LTC term.
- Brief the incoming LTC on the Plan and the Trust Council 2025 resolution at the start of the new term.

Weston Lake EFN Follow-up

- Do not initiate an Environmental Flow Needs assessment project prior to end of term.
- Maintain communication with CRD on potential CRD-led scoping options.
- Brief the incoming LTC on the file at the start of the new term.

Ongoing Well Monitoring (VOWN)

- Continue routine data collection at approximately six-month intervals.
- Prepare and table the Annual Data Report at the September 2026 LTC meeting.
- Continue the Annual Landowner Letter to participating well hosts within four weeks of each data download.
- Assess data publication options in cooperation with the Province and CRD; report back through the Annual Data Report.
- Five-year synthesis report on track for completion at the end of fiscal 2026/27.
- Remove any data loggers where landowner consent is withdrawn, drawing on the FY2026/27 contingency reserve as needed pending FPC approval of the business case.

Submitted By:	William Shulba, P.Geo., Senior Freshwater Specialist Oluwashogo Garuba, Planner 2	June 2, 2026
Concurrence:	Stefan Cermak, Director Planning Services	June 2, 2026



MEMORANDUM

File No.: PLNAP20250493

DATE OF MEETING: June 11, 2026
TO: Salt Spring Island Local Trust Committee
FROM: Islands Trust Conservancy
COPY:
SUBJECT: Natural Area Protection Tax Exemption Program (NAPTEP) application information item

PURPOSE

The Islands Trust Conservancy has received a Natural Area Protection Tax Exemption Program (NAPTEP) application from Marilyn Walker, to donate a covenant over approximately 2.5 ha of wetland, riparian area, and mature forest on Salt Spring Island (PID 009-805-991). As per NAPTEP policy, the Salt Spring Island Local Trust Committee is being advised of this application as an information item.

BACKGROUND INFORMATION

The Islands Trust Conservancy has received a Natural Area Protection Tax Exemption Program (NAPTEP) application from landholder Marilyn Walker, to covenant approximately 2.5 ha of a Salt Spring Island property, to protect a wetland, riparian areas, and mature forest. The ITC Board agreed to hold a covenant on this property at its March 17, 2026 meeting.

The proposed protected area consists of relatively undisturbed riparian, wetland, and mature forest areas, and mossy knolls with open woodland. The proposed covenant area is mapped as at-risk ecological community by the BC Conservation Data Centre. There is mapped Critical Habitat for Painted Turtle (BC Red-listed/SARA Threatened) as well as a known population of Northern Red-legged Frog (BC Blue-listed/SARA Special Concern) on the property. The wetland and mature forest are of high conservation priority for protection and contain diverse and abundant wildlife habitat features including large trees, snags, and downed wood. The property is in close proximity to existing protected areas, further increasing its conservation value.

The forested wetland and mature /old forest on this property are areas of significant carbon sequestration and storage, mitigating climate change impacts. Protecting transition zones, such as the riparian areas and the elevation transitions from wetland to mossy knoll found on this property, is a critical mitigation strategy to protect connectivity in the face of climate instability and change.

ITC's [Regional Conservation Plan](#) identifies a Very High priority for protection in the Salt Spring Island Local Trust Area. The proposed covenant area is ranked as a High conservation priority in the ITC conservation prioritization model. The Islands Trust Conservancy currently holds 12 NAPTEP conservation covenants in the Salt Spring Island Local Trust Area. The Islands Trust Conservancy Board currently holds 12 NAPTEP covenants in the Salt Spring Island Local Trust Area, and 14 conservation covenants that are not part of NAPTEP (all on Salt Spring Island).

Property Information:

Address: 679 Stewart Road, Salt Spring Island

PID: 009-805-991

Legal description: Lot A, Section 72, South Salt Spring Island, Cowichan District, Plan 46279

Property size: 4.02 ha

Proposed protected area size: ~2.5 ha (excl. residential area; exact boundaries TBD)

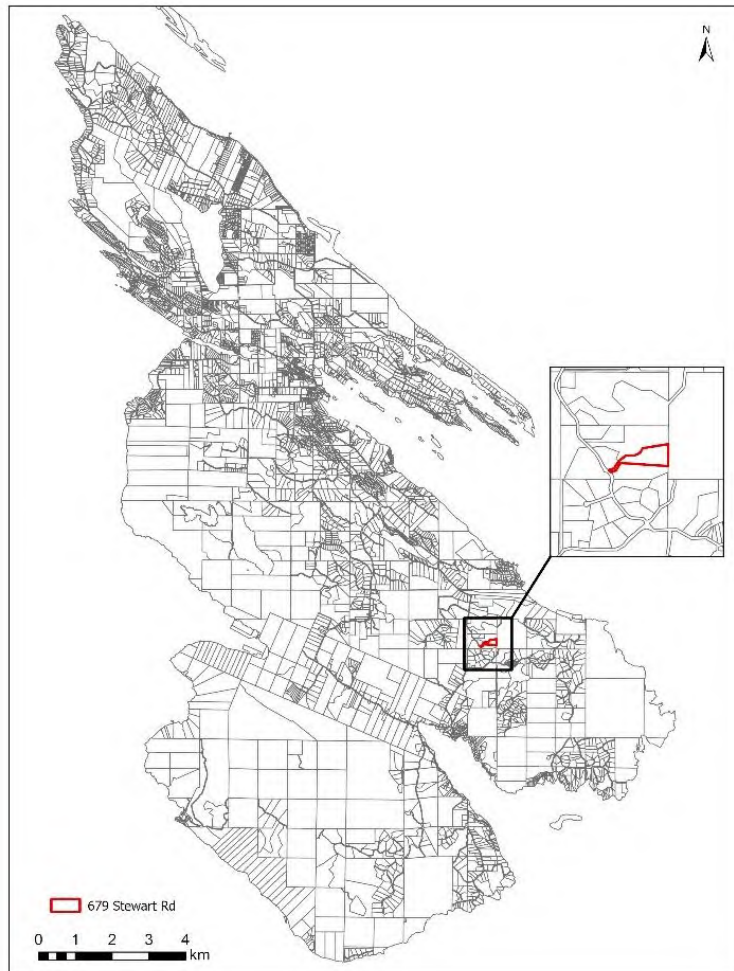


Figure 1 Subject Property Location on Salt Spring Island

NAPTEP Natural Values & Amenities

Islands Trust Conservancy staff have reviewed the proposal and confirmed that it is eligible under section 2 of the NAPTEP Regulations, due to presence of:

1 Areas that are relatively undisturbed by human activity¹ and are good examples of one or more of the ecosystems described in the Schedule (Regulation 2[a])

- *Wetland*
- *Freshwater*
- *Mature Forest*
- *Riparian*
- *Woodland / Terrestrial Herbaceous*

2 Areas that are relatively undisturbed by human activity¹ and are key habitat for rare native plant species or plant communities (Regulation 2[b])

- *BC's Conservation Data Centre and ITC's Sensitive Ecosystem Mapping show almost the entire property contains ecological communities considered at-risk (Red- or Blue-listed) in British Columbia:*
 - *Douglas-fir / Alaska Oniongrass (S1: Critically Imperiled, Red-listed)*
 - *Douglas-fir / dull Oregon-grape (S1: Critically Imperiled, Red-listed)*
 - *Western redcedar – Douglas-fir / Oregon beaked-moss (S1: Critically Imperiled, Red-listed)*

3 Areas that are critical habitat for native animal species in relation to breeding, rearing, feeding, or staging (Regulation 2[c])

- *The western 2/3rds of the property is mapped Critical Habitat for Painted Turtle – Pacific Coast population (*Chrysemys picta pop. 1*) (BC Red-listed; SARA Schedule 1 – Threatened).*
- *There is a known occurrence of Northern Red-legged Frog (*Rana aurora*) (BC Blue-listed; SARA Schedule 1 – Special Concern) in the south-west corner of the property. It is likely that surveys of the proposed protected area will indicate presence of Northern Red-legged Frogs in the ponds and wetlands and terrestrial habitats in between.*

FIRST NATIONS RELATIONS:

This conservation proposal has been referred to all First Nations within the BC Consultative Areas Database for this property (Semiahmoo First Nation, Tsawout First Nation, Tsawwassen First Nation, Pauquachin First Nation, Tsartlip First Nation, Tseycum First Nation, Penelakut Tribe, Halalt First Nation, Ts'uubaa-asatx First Nation, Cowichan Tribes, Lyackson First Nation, Stz'uminus First Nation, Malahat Nation). Staff will update the ITC Board with information from the First Nations referrals before proceeding with covenant registration.

NEXT STEPS

1. Comments from the SSI LTC will be relayed to the ITC Board and Trust Council.
2. Trust Council review of application, June 16-18, 2026
3. ITC staff will proceed as directed by Trust Council and the ITC Board, and negotiate the conservation covenant with the applicant following First Nations referrals and Ministry of Housing and Municipal Affairs approval.

¹ Islands Trust Conservancy notes that the entire Islands Trust Area has a rich history of human activity pre- and post-contact and is an area of Indigenous cultural heritage, activity, and use.

Submitted By:	Ecosystem Protection Specialist, Islands Trust Conservancy	May 22, 2026
Concurrence:	Manager, Islands Trust Conservancy	May 22, 2026

ATTACHMENTS

None



Islands Trust

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2013-01-10	SSI-09-13	North Salt Spring Waterworks District Reporting	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee request the North Salt Spring Waterworks District to report back to the Local Trust Committee every two years from the date of adoption of Proposed Bylaw 461 on:</p> <ul style="list-style-type: none"> a) Changes in water demand by the North Salt Spring Waterworks District customers with new secondary suites within the pilot area; b) total withdrawal from its system in relation to its licensed capacity; c) impacts on the Maxwell Lake, St. Mary Lake, and the district's water supply in general that can be attributed to the introduction of secondary suites within the pilot area. <p style="text-align: right;"><u>CARRIED</u></p>
2016-06-02	SS-2016-114	Grantville Neighbourhood lawful non-conforming sewage disposal field repair or replacement	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt "Standing Resolution 2" as specified in Appendix 2 of the staff report dated May 25, 2016. (shown below): That the Salt Spring Island Local Trust Committee direct staff to administer and enforce Bylaw 484 according to the following policies:</p> <ol style="list-style-type: none"> 1. Where a sewage disposal field or septage pit is awfully non-conforming with respect to Bylaw 484, and pursuant to Local Government Act Section 529, the Salt Spring Island Local Trust Committee considers that the following actions do not constitute maintenance, alteration, or extension, and therefore require a development variance permit application to the Salt Spring Island Local Trust Committee: <ul style="list-style-type: none"> a) Removal and replacement of the dispersal system in its entirety. 2. Where a sewage disposal field or septage pit is lawfully non-conforming with respect to Bylaw 484, and where a health hazard exists as defined under the B.C. Public Health Act, an Authorized Person may carry out immediate, temporary repairs of the system that result in a further contravention to Bylaw 484 than that existing at the time the repair or alteration was started to prevent or contain the hazard. Permanent repairs or alterations that result in a further contravention of Bylaw 484 than that existing at the time the repair or alteration was started, or 1(a) above, should be supervised by a Professional and will require a development variance permit application to the Salt Spring Island Local Trust Committee following resolution of the emergency. 3. "Authorized Person" and "Professional" have the same meaning as in the Sewerage System Regulation. <p style="text-align: right;"><u>CARRIED</u></p>



Islands Trust

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2017-03-02	SS-2017-16	Quarterly Application Summary Staff Reports	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee direct staff to provide a quarterly summary of application tracking.</p> <p style="text-align: right;"><u>CARRIED</u></p>
2018-08-16	SS-2018-177	Cannabis Regulation	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to the processing of non-medical cannabis retail license applications:</p> <ul style="list-style-type: none"> • Proposed or amended licenses for non-medical cannabis retail establishments require an application to the Local Trust Committee. • The application process shall comprise a public consultation component, which includes at least one notification to neighbours, one public meeting, posting of public notices and one advertisement in a local periodical. • The public consultation process shall be determined by the Local Trust Committee after initial review of the proposal. • However, as a minimum, the Local Trust Committee will mail or otherwise deliver a notice to all owners and residents of properties within a 500 metre radius of the subject property where the establishment is proposed at least 10 days before adoption of a resolution providing comment on the application. The required notice shall include the following information: <ul style="list-style-type: none"> ○ Name of the applicant and a description of the proposal in general terms; ○ The location of the proposed establishment and the subject site; ○ The place where, and date and time when, both a public meeting will be held and a resolution of the Local Trust Committee considered; ○ The name and contact information of the Islands Trust planning staff member who can provide copies of the proposed or amended license application; ○ How public comments may be submitted to the Local Trust Committee. <p style="text-align: right;"><u>CARRIED</u></p>
2018-12-06	SS-2018-278	Cannabis – Processing of Notice to Local Authorities	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution: that the Salt Spring Island Local Trust Committee request that Notices of Intention to apply for a Federal Cannabis License be included in the Local Trust Committee Regular Meeting agenda package.</p> <p style="text-align: right;"><u>CARRIED</u></p>



Islands Trust

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-04-30	SS-2019-88	Families as Stakeholders	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Committee direct staff to include families as stakeholders in Project Charters and to propose family oriented engagement techniques, or to explain why such inclusion is not appropriate.</p> <p style="text-align: right;"><u>CARRIED</u></p>



Islands Trust

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2019-11-26	SS-2019-253	Reconciliation	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations in the Local Trust Area: Whereas the Local Trust Committee seeks to engage in Reconciliation with local First Nations, governments and the island community by honouring the Truth and Reconciliation Commission (TRC) Calls to Action, United Nations Declaration on the Rights of Indigenous Peoples (UNDRIP), Draft Principles that Guide the Province of British Columbia's Relationship with Indigenous Peoples, and Islands Trust First Nations Engagement Principles, the Local Trust Committee endeavours to:</p> <ul style="list-style-type: none"> a) Annually, write a letter to First Nations, (re) introducing trustees and staff and provide a schedule of known Local Trust Committee meetings for the upcoming year, as well as, provide an update of current projects and advocacy activities; b) For various Local Trust Committee meetings, invite elders from local First Nations to attend and provide a traditional welcome to the territory; c) Work with First Nation governments on cooperative initiatives, including and not limited to, language, place names, territorial acknowledgements, and community education on Coast Salish and local First Nations' cultural heritage and history; d) Work with First Nation governments on engagement principles for inclusive land use, marine use, and climate change planning; advocacy, protection and stewardship; and knowledge and information sharing protocols; e) Establish and maintain government-to-government dialogue with First Nations, now and into the future, based on respect and recognition of Aboriginal rights and title, treaty rights, and First Nations' traditional territories within the Islands Trust Area. <p style="text-align: right;"><u>CARRIED</u></p>
2019-12-17	SS-2019-275	Referral of Items to the Agricultural Advisory Planning Commission	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee refer Agricultural Land Commission applications directly to the Agricultural Advisory Planning Commission, prior to consideration by the Salt Spring Island Local Trust Committee when:</p> <ul style="list-style-type: none"> a) Applications demonstrate either that local farming or the greater community would benefit and conditions of Official Community Plan policy B.6.2.2.16 apply, or b) Applications are for public recreation use and are consistent with the Official Community Plan. <p style="text-align: right;"><u>CARRIED</u></p>



Islands Trust

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2020-04-28	SS-2020-045	Policy Options for Bylaw Enforcement Compliance on Unlawful Uses	<p>It was MOVED and SECONDED, that the Salt Spring Island Local Trust Committee adopt the following policy on unlawful land uses and planning applications:</p> <ul style="list-style-type: none"> a) Where an application is received and a use is continuing in contravention of a land use bylaw, staff are directed to request that the applicant cease the use prior to processing the application, and that staff are directed to continue with enforcement until the use is ceased. b) The applicant may request that the Local Trust Committee proceed with consideration of the application while the use is continuing; and, where the Local Trust Committee considers there is a community need to process the application while the prohibited use is continuing, the Local Trust Committee may direct that bylaw enforcement actions, including the issuing of notices, temporarily cease. c) Where the Local Trust Committee does not consider that there is a community need, or the applicant has not made such a request of the Local Trust Committee; bylaw enforcement actions, including the issuing of notices, will continue. d) In deciding whether to grant land use approval for a use that was commenced in contravention of a land use bylaw, the Local Trust Committee may consider whether the applicant has suspended the prohibited land use pending a decision on the application. <p style="text-align: right;"><u>CARRIED</u></p>
2021-11-09	SS-2021-213	Residential Use in Commercial Accommodations	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee endorse the Housing Action Program Task Force’s recommendation to defer enforcement of residential use in commercial accommodations, such as cabins, hotels, guest houses, and motels that provide long-term (more than 30 days) residency in order to offer an interim solution to the housing needs on Salt Spring Island.</p> <p style="text-align: right;"><u>CARRIED</u></p>



Islands Trust

SALT SPRING ISLAND LOCAL TRUST COMMITTEE POLICY & STANDING RESOLUTIONS LIST

Date	Resolution Number	Topic	Resolution
2021-12-14	SS-2021-237	First Nations Consultation for Proposed Antenna Systems	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee adopt the following standing resolution with respect to First Nations consultation in accordance with the “Strategy for Antenna Systems” in the Local Trust Area:</p> <ul style="list-style-type: none"> a) The proponent will consult with the Local Trust Area representative during the pre-consultation phase to determine proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential and obtain a list of First Nations rights and title holders; b) The proponent is recommended to undertake consultation during the pre-consultation phase with the Islands Trust and a First Nations cultural knowledge holder for the siting of the proposed antenna system as it relates to cultural and sacred sites; c) The proponent will obtain and provide a BC Archaeological Information request response from the BC Archaeology Branch to confirm proximity of the proposed antenna system to known archaeological sites and/or areas of archaeological potential including permit requirements under the Heritage Conservation Act; d) The proponent will obtain and provide an Archeological Impact Assessment for antenna systems proposed to be sited on or within 100 metres of a known archaeological site or cultural/sacred site identified by a First Nations cultural knowledge holder; and e) The proponent will provide written notice – including, if applicable, the Archeological Impact Assessment – sent by regular mail or hand delivered to all First Nations rights and title holders identified during the pre-consultation phase. <p style="text-align: right;"><u>CARRIED</u></p>
2024-09-12	SS-2024-099	Travel costs for inter-agency meetings	<p>It was MOVED and SECONDED, That the Salt Spring Island Local Trust Committee approve a standing resolution to fund travel expenses for Trustees to attend joint meetings with the LCC, the CRD and First Nations relationship building meetings that have been approved by the LTC.</p> <p style="text-align: right;"><u>CARRIED</u></p>



Salt Spring Local Trust Committee

Open Applications

Report

Board of Variance

Application Number	Applicant Name	Date Received	Address	Purpose
PLBOV20260029	BRADLEY J FOSSE	1/25/2026	0 CLAM SHELL ISLAND	The parcel may be considered to be in a hardship position, owing to land use regulations.
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Application Received	Assign Planner		

Development Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250363	Robyn Kelln	9/4/2025	670 MOUNT BELCHER HTS	Application for a delegated DP to have a Septic field within DPA 5 - The applicant has been provided with DAI and we are waiting for the professional report and updates to the provided documents.
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Waiting for Submittals	Waiting for Submittals		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250339	DANIEL FRASER; G	8/20/2025	120 TAHOUNEY RD, SALT SPRING	Delegated(DPA4) - Requirement of a subdivision application - PLSUB20250317
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	Waiting for Revisions	Generate Notice of Revisions		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260173	Patrick Wheeler	4/22/2026	120 CROFTON RD, SALT SPRING I	DAI Issued on May 25. [Milad Panahifar @ 05/26/2026 9:07 AM]
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Under Review	Add Optional Referrals		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260078	Nancy Farran	2/23/2026	171 SCOTT POINT DR, SALT SPRIN	Waiting for RPBio report. Follow up with applicant on May 26. [Milad Panahifar @ 05/26/2026 9:05 AM]
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Under Review	Add Optional Referrals		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260115	BRADLEY J FOSSE	3/15/2026	354 OLD SCOTT RD, SALT SPRING	Waiting for further reports and assessments. [Milad Panahifar @ 05/26/2026 9:04 AM]
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Under Review	Add Optional Referrals		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250028	Dennis G Miller	1/17/2025	2101 FULFORD-GANGES RD, SALT	Delegated Development Permit Area 7 (Riparian Areas) Subdivision separating ALR lands from non-ALR lands and creating a 2 bare lot strata upon the non-ALR lands, one of the strata lots containing an existing residence (circa 2009).
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Verify Resubmittal	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260114	BRADLEY J FOSSE	3/15/2026	115 LE PAGE RD, SALT SPRING IS	Remediation of riparian ditches and renewal of septic system within RAA.
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Generate Complete Application Letter	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260067	Spencer	2/15/2026	319 UPPER GANGES RD, Unit:1, S	Planner spoke to applicant's agent about submitting updated site plan. Also spoke about tentative timelines
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Generate Complete Application Letter	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260024	Adam Golletz	1/19/2026	0 MOUNTAIN PARK DR	File being reviewed by Planner Fotino.

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250337	Scott McKay	8/19/2025	344 REGINALD HILL RD, SALT SPR	Delegated DPA 3 for development in Shoreline. Followed up with the applicant regarding the professional report requirement: [Milad Panahifar @ 11/12/2025 4:25 PM]

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Planning Review

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260081	Dave McKerrell	2/24/2026	359 ROLAND RD, SALT SPRING IS	Combo DP/DVP being reviewed. Associated DVP file is PLDVP20250505

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Generate Complete Application Letter

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20250452	Serena Klaver	11/17/2025	434 BAKER RD, SALT SPRING ISL	Shoreline stabilization works involved a boulder stacked rock wall along waterfront/PNB of 434 Baker Road (in DPA 3; variance request to 0m).
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260234		5/29/2026	371 ISABELLA POINT RD, SALT SP	To confirm that the work has been completed in accordance with the recommendations contained in the submitted Geotechnical Memorandum, the Islands Trust will require a follow-up geotechnical confirmation letter upon completion of the installation. [Milad Panahifar @ 05/29/2026 11:24 AM]
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Monitoring Conditions		

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2023.7	Holly Kerr	8/22/2023	687 BEAVER POINT RD, SALT SPR	<p>Delegated DPA 7 Driveway Extension - 687 Beaver Point RD, SSI</p> <p>The applicant had a meeting with planner on Jan 8, acknowledged the required documents and confirmed they are working on it. [Milad Panahifar @ 01/26/2026 10:30 AM] Follow up: [Milad Panahifar @ 02/23/2026 4:24 PM]</p> <p>The applicant has provided a restoration cost estimate prepared by a landscape professional and a letter of undertaking. They are meeting with the planner Milad to further discuss the application on April 22. [Milad Panahifar @ 04/16/2026 10:51 AM]</p> <p>Report is being reviewed by the manager. [Milad Panahifar @ 04/27/2026 9:41 AM]</p> <p>Report was reviewed by Island Planner and forwarded to the Director of Planning. [Milad Panahifar @ 05/21/2026 2:45 PM]</p>

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Local Trust Committee	Verify Final Review Status

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20260186	Maris MacDonald	4/29/2026	164 KINGS LANE, Unit:101, SALT S	<p>Located on Kings Lane on Salt Spring Island, this 50-unit affordable rental apartment building offers a well-balanced mix of studio, one-, two-, and three-bedroom homes designed to serve a diverse range of tenants. The three-story structure features a contemporary West Coast design, finished in durable, low-maintenance materials with a warm wood-look aesthetic that blends seamlessly with the island's natural setting.</p> <p>A modest amenity space on the ground floor provides residents with a flexible area for gatherings, meetings, and shared activities. The building also includes two small on-site offices to support property management and tenant services. Surrounding the building is a generous landscaped environment intended for resident use, with a future landscape plan that will incorporate mature trees to provide shaded areas, privacy, and welcoming outdoor spaces for relaxation, play, and informal community interaction.</p> <p>To ensure construction efficiency and reduce logistical risks associated with remote locations, the project employs a modular building typology. This approach has proven successful in a similar nearby development on Drake Road and supports timely delivery of high-quality housing in the Gulf Islands.</p> <p>This project reflects a strong commitment to community-oriented, environmentally responsible development and responds directly to the growing demand for affordable, rental housing on Salt Spring Island.</p> <p>It was not clear in the following where the DP for DP Area 1 was, I dont see a simple DP for form and character check box, can the planning department reach out once received to rectify this please.</p>

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	Application Received	Application Review

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDP20240333	Brandon Strickland	12/5/2024	231 ARMAND WAY, SALT SPRING	Delegated Development Permit Area 6 (Slope Stability and Soil Erosion Hazards)
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Administrative Review	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2022.9		9/16/2022	161 FULFORD-GANGES RD	DPA 1, 3 & 4 to permit a cafe with indoor seating
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Administrative Review	Generate Notice of Revisions	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DP-2021.10	Uta Nagel	9/14/2021	770 BEAVER POINT RD, SALT SPR	Applicant has been informed that they must provide materials or formal confirmation from professional that work has started by April 20, 2026 or this file and corresponding file SS-DVP-2021.17 will be closed [Anthony Fotino @ 03/23/2026 6:45 AM]
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Administrative Review	Verify Final Review Status	

Salt Spring

Development Variance Permit

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2024.2	Leigh Large	2/13/2024	127 VALHALLA RD	<p>To construct a retaining wall - We are awaiting a site visit from CRD to confirm whether there are any concerns regarding the retaining wall (Built on a CRD Easement without permit). CRD was also expected to provide an update following discussions with their legal counsel about the retaining wall, which was initially constructed without the required approvals.</p> <p>Follow-up requests were sent to CRD on August 22, October 8, and January 8; however, no response has been received to date. [Milad Panahifar @ 01/08/2026 10:26 AM]</p>

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Waiting for Revisions	Waiting for Revisions

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2021.17	Uta Nagel	9/13/2021	770 BEAVER POINT RD, SALT SPR	<p>Applicant has been informed that they must provide materials or formal confirmation from professional that work has started by April 20, 2026 or this file and corresponding file SS-DP-2021.10 will be closed [Anthony Fotino @ 03/23/2026 6:45 AM]</p>

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Waiting for Revisions	Verify Final Review Status

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20260174	Patrick Wheeler	4/22/2026	120 CROFTON RD, SALT SPRING I	<Optional, enter comments if required>

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Under Review	Add Optional Referrals

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20260050	Donald Hugh Gunn	2/5/2026	275 LOWER GANGES RD, SALT S	

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250505	Dave McKerrell	12/19/2025	359 ROLAND RD, SALT SPRING IS	Combo DP/DVP being reviewed. Associated DP file is PLDP20260081

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20260032	BRADLEY J FOSSE	1/27/2026	371 ISABELLA POINT RD, SALT SP	Spoke to agent about application and about tentative timelines

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Generate Complete Application Letter

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250460	Serena Klaver	11/24/2025	434 BAKER RD, SALT SPRING ISL	Shoreline stabilization works involved a boulder stacked rock wall along waterfront/PNB of 434 Baker Road (in DPA 3; variance request to 0m).
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250066	Nancy Farran	2/9/2025	171 SCOTT POINT DR, SALT SPRIN	A DP for vegetation removal on DPA 3 is required. Working with RYZUK for their DP professional report. (Confirmed October 29). Applicant met with the planner at the office and are in the process for applying for a DP. [Milad Panahifar @ 01/26/2026 10:37 AM] Follow up: [Milad Panahifar @ 02/23/2026 4:29 PM] We received the DP application, further reports may be required. [Milad Panahifar @ 04/16/2026 10:53 AM]
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250322	Spencer	8/12/2025	319 UPPER GANGES RD, Unit:1, S	To reduce interior setback to 0m Contacted applicant regarding the DP amendment requirement on November 10 and December 15. Refund memo is being reviewed by the RPM.
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Verify Final Review Status	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2023.14	Bryce Chapman	8/14/2023	361 SUNSET DR, SALT SPRING IS	Variance to allow subdivision with on-site water source
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20240255	Dennis G Miller	10/4/2024	2101 FULFORD-GANGES RD, SALT	Application for a variance for a subdivision regulation - Storm Water Mgmt Variance
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-DVP-2021.7	Brian Craig	2/26/2021	344 REGINALD HILL RD, SALT SPR	Variance for Gate House and Beach Stairs
				Recommended to apply for a Development Permit (DPA 3, DPA 4). Additionally, it was advised to submit an updated survey showing the location of all structures and watercourses, along with the setbacks of these structures from lot lines and watercourses. A setback permit application should also be submitted to the Ministry of Transportation and Infrastructure for any structures located within 4.5 meters of the MOTI right-of-way.
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Local Trust Committee	Planning Review	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250373	Dave McKerrell	9/16/2025	251 KING RD, SALT SPRING ISLAN	Application for a variance for siting of a retaining wall in a setback [kselvakumar @ 02/04/2026 10:41 AM]
Planner	Status	Most Recent Completed Activity		
Oluwashogo Garuba	In Abeyance	Application Review		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250324	BRADLEY J FOSSE	8/13/2025	360 COLLINS RD, SALT SPRING IS	Replacement of a legacy septic system, requiring a variance.
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Approved	Upload Permit to Workspace - Copy		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20250388		9/24/2025	114 JACKSON AVE, SALT SPRING	Application for a Variance for setback of a proposed addition to SFD
Planner	Status	Most Recent Completed Activity		
Milad Panahifar	Approved	Upload Permit to Workspace - Copy		

Application Number	Applicant Name	Date Received	Address	Purpose
PLDVP20260028	Leah Chang	1/21/2026	115 LE PAGE RD, SALT SPRING IS	Spoke to applicant about file and informed them of next steps and tentative timelines
Planner	Status	Most Recent Completed Activity		
Anthony Fotino	Application Received	Generate Complete Application Letter		

Salt Spring

Salt Spring

Rezoning

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20260093	Andrea Palframan	3/4/2026	2232 FULFORD-GANGES RD, SALT	Please note this is a minor rezoning application. The amendment seeks to permit distribution of the output of the Burgoyne Valley Community Composter to customers beyond the community farm to the extent permitted by ALR regulations.
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Generate Complete Application Letter	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250407	Christina Beehler	10/10/2025	805 LOWER GANGES RD	The applicant is applying for an Official Land Use Bylaw Amendment (Rezoning) for 805 Lower Ganges Road, Salt Spring Island, to allow for the licensing of the establishment with a Liquor Primary Licence issued by the Liquor and Cannabis Regulation Branch.
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250173	Marius Scurtescu	4/27/2025	360 WILKIE WAY, SALT SPRING IS	Basement space turned into a craft studio, this rezoning application is for the craft studio to be turned into a legal secondary suite. Applicant is going to meet with the planner to discuss the alternative options on Feb 11. [Milad Panahifar @ 01/26/2026 10:41 AM]
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Under Review	Add Optional Referrals	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250275	Tanis Mary Beaver	7/15/2025	268 EAGLE RIDGE DR, SALT SPRI	Planner completing initial review of application. Will reach out to applicant to schedule a meeting
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250331	Elizabeth FitzZaland	8/15/2025	[008-943-486] 230SMITH RD	Musgrave Farm Rezoning
<p>This application is to rezone and support the reconfiguration of the four parcels that comprise Musgrave Farm to protect a significant forested area, reduce overall residential development capacity and allow for a small scale nonprofit retreat centre. A related and concurrent subdivision application is pending. No OCP amendment is required or requested.</p>				
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Add Optional Referrals	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2017.2	Fernando Dos Santo	2/15/2017	221 DRAKE RD	Proposal to permit 30 affordable housing dwelling units and common building
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Under Review	Add Optional Referrals	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2023.1	Chris Schmah	9/27/2023	104 ATKINS RD, SALT SPRING ISL	Rezoning to retire Land Use Contract
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Initiate FN Communication	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20260013	Martin Ogilvie	1/12/2026	[031-451-977] 116JACKSON AVE	A DAI letter will be issued after the site visit on Jan 28. [Milad Panahifar @ 01/26/2026 10:42 AM]
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Email Applicant of LTC Meeting	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250001	Nancy Mullins	1/1/2025	120 MANSELL RD, SALT SPRING I	Rezoning to address a seasonal cottage that is over 56 Square meters
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Waiting for APC Response	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250177	Patrick Wheeler	4/28/2025	121 UPPER GANGES RD, SALT SP	CA1(F) Zoning Amendment: Proposed Expansion from 55 to 75 Commercial Units
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Initiate FN Communication	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20240021	Kristin Peebles	5/17/2024	355 BLACKBURN RD, SALT SPRIN	Rezoning to retire Land Use Contract
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Generate Staff Report	

Application Number	Applicant Name	Date Received	Address	Purpose
PLRZ20250306	Jordan Litke	7/29/2025	601 RAINBOW RD, SALT SPRING I	A request to rezone part of the subject lands from R to R(f) variant. See rationale letter for more info.
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Generate Preliminary Staff Report	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2017.3	Jamie Colligan	4/5/2017	2188 NORTH END RD, SALT SPRIN	Proposal to Rezone to Rural Zone Variation to Allow Existing Cottage to be Designated as Affordable Housing
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Local Trust Committee	Verify Final Review Status	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2013.9	Don Elliot	9/6/2013		Proposal to Rezone for CRD Multi-Family Affordable Housing Awaiting new proposal from CRD [kselvakumar @ 11/12/2025 1:57 PM]
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Local Trust Committee	Assign to LTC Meeting	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2024.1	Floridor Oprea	1/8/2024	0 VESUVIUS BAY RD	RZ - To amend the OCP and Land Use Bylaws to permit the redevelopment of the existing ferry terminal area and wharf.
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		In Progress Rezoning	Generate & Send Notice of LTC Decision	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-RZ-2022.2	Chris Leier	11/29/2022	151 LOWER GANGES RD, Unit:101	To address issues arising from the Temporary Use Permit
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		In Abeyance	Planning Review	

Salt Spring

Soil Deposit and Removal Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLSDP20250294	David Walls	7/23/2025	310 TOYNBEE RD, SALT SPRING I	To address the removal of soil from an area within 30 meters of a water body

Planner	Status	Most Recent Completed Activity
Rob Pingle	Waiting for Revisions	Generate Notice of Revisions

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SDP-2022.2	Neil Kerrigan	6/27/2022	155 ALEXANDER BLVD, SALT SPR	Pond construction - Asked for professional reports Follow ups: [Milad Panahifar @ 02/23/2026 4:19 PM] [Milad Panahifar @ 04/16/2026 10:47 AM]

Planner	Status	Most Recent Completed Activity
Milad Panahifar	In Abeyance	Planning Review

Salt Spring

Subdivision

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260098		3/9/2026	190 JASPER RD, SALT SPRING ISL	

Planner	Status	Most Recent Completed Activity
Anthony Fotino	Under Review	Generate Complete Application Letter

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250034	Jordan Litke	1/20/2025	166 BECKY WAY, SALT SPRING IS	Referral of a Boundary Adjustment Subdivision Application Referral sent to MOTI - Awaiting PLR

Planner	Status	Most Recent Completed Activity
Milad Panahifar	In Abeyance	Generate and Send Referral Response Form

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20240317	DANIEL FRASER; G	11/27/2024	120 TAHOUNEY RD, SALT SPRING	Referral of a subdivision application for 2 lots

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	In Abeyance	Record and File PLR

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250104		3/4/2025	0 MUSGRAVE RD	Application for 3 Lot Subdivision Referral sent to MOTI - Awaiting PLR
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		In Abeyance	Generate and Send Referral Response Form	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2021.3	Sina Shalbah	3/31/2021	150 MARGOLIN DR, SALT SPRING	2 lot subdivision - Waiting for the covenant to be registered on title as final condition. last follow up on December 17th [Milad Panahifar @ 12/17/2025 3:11 PM]
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		In Abeyance	Record and File PLR	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2023.5	Padra Ahmadi	11/7/2023	0 TRUSTEES TRAIL; 261 TRUSTEE	Proposed 2 lot boundary adjustment
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		In Abeyance	Generate and Send Referral Response Form	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2024.3	Polaris Land Survey	3/20/2024	601 RAINBOW RD, SALT SPRING I	Subdivision of property for residential purposes - 2 lot subdivission Planner to confirm if proposed road width will meet from CL requirements for any active transportation infrastructure indicated in OCP in response.

Planner	Status	Most Recent Completed Activity
Milad Panahifar	In Abeyance	Record and File PLR

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2024.4	Kerry Michael Akerm	3/28/2024	292 JASPER RD	Proposed 5 Lot Conventional Subdivision

Planner	Status	Most Recent Completed Activity
Oluwashogo Garuba	In Abeyance	Generate and Send Referral Response Form

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20250508		12/19/2025	114 JACKSON AVE, SALT SPRING	Conventional 2- lot subdivision of a split zoned property. PLR is being reviewed by RPM [Milad Panahifar @ 05/04/2026 11:11 AM]

Planner	Status	Most Recent Completed Activity
Milad Panahifar	Administrative Review	Generate and Send Referral Response Form

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20240321	Michelle Blake	11/28/2024	685 STEWART RD, SALT SPRING I	Proposed 2 lot boundary adjustment
Planner		Status	Most Recent Completed Activity	
Rob Pingle		Administrative Review	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260120	Jordan Litke	3/17/2026	154 KINGS LANE, SALT SPRING IS	2 Lot Subdivision
Planner		Status	Most Recent Completed Activity	
Oluwashogo Garuba		Administrative Review	Generate and Send Referral Response Form	

Application Number	Applicant Name	Date Received	Address	Purpose
PLSUB20260108	Elizabeth FitzZaland	3/12/2026	[008-943-486] 230SMITH RD; 0 HOP	Requirement for Musgrave Farm Rezoning
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Administrative Review	Verify Final Review Status	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2022.4	Jordan Litke	11/14/2022	373 WRIGHT RD, SALT SPRING ISL	Proposed 2 lot conventional Subdivision
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Record and File PLR	

Salt Spring

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2023.2	Denis Miller	2/15/2023	2101 FULFORD-GANGES RD, SALT	Proposed 3 Lot Bare Land Strata Updated the applicant for the DPA 7 requirement (Jan 3rd, 2025)
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Generate and Send Referral Response Form	

Application Number	Applicant Name	Date Received	Address	Purpose
SS-SUB-2023.4	Jordan Litke	9/6/2023	0 CHURCHILL RD; 291 LONG HARB	Proposed 4 Lot Conventional Subdivision Waiting for PLR
Planner		Status	Most Recent Completed Activity	
Milad Panahifar		Administrative Review	Generate and Send Referral Response Form	

Temporary Use Permit

Application Number	Applicant Name	Date Received	Address	Purpose
PLTUP20260038	Travis Heide	1/29/2026	805 VESUVIUS BAY RD, SALT SPR	Planner has been in contact with applicant regarding file
Planner		Status	Most Recent Completed Activity	
Anthony Fotino		Under Review	Generate Complete Application Letter	

Islands Trust

LTC EXP SUMMARY REPORT F2027
Invoices posted to Month ending April 2026

610 Executive	Invoices posted to Month ending April 2026	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
LTC Local				
65200-610	LTC - Local Exp - LTC Meeting Expenses	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>
	TOTAL LTC Local Expense	<u>200.00</u>	<u>0.00</u>	<u>200.00</u>
Projects				
	TOTAL Project Expenses	<u>0.00</u>	<u>0.00</u>	<u>0.00</u>

Prd.	Source	Date	Description	Reference	Amount
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Islands Trust

LTC EXP SUMMARY REPORT F2027
Invoices posted to Month ending April 2026

655 Salt Spring	Invoices posted to Month ending April 2026	<u>Budget</u>	<u>Spent</u>	<u>Balance</u>
65000-655	LTC "Trustee Expenses"	<u>4,170.00</u>	<u>0.00</u>	<u>4,170.00</u>
		<u>4,170.00</u>	<u>0.00</u>	<u>4,170.00</u>
LTC Local				
65050-655	LTC "Executive Expense on LTC's"	8,840.00	420.45	8,419.55
65200-655	LTC - Local Exp - LTC Meeting Expenses	11,520.00	0.00	11,520.00
65210-655	LTC - Local Exp - APC Meeting Expenses	<u>590.00</u>	<u>682.89</u>	<u>-92.89</u>
TOTAL LTC Local Expense		<u>20,950.00</u>	<u>1,103.34</u>	<u>19,846.66</u>
Projects				
73001-655-2007	Salt Spring OCP/LUB	147,000.00	0.00	147,000.00
73001-655-4131	Salt Spring Housing Action Program	<u>5,000.00</u>	<u>0.00</u>	<u>5,000.00</u>
TOTAL Project Expenses		<u>152,000.00</u>	<u>0.00</u>	<u>152,000.00</u>

655 Salt Spring

<u>Prd.</u>	<u>Source</u>	<u>Date</u>	<u>Description</u>	<u>Reference</u>	<u>Amount</u>
65050-655			LTC "Executive Expense on LTC's"		
01	AP	4/10/2026	TIMOTHY PETERSON	9483	411.55
01	AP	4/10/2026	TIMOTHY PETERSON	9483	8.90
					<u>420.45</u>
65210-655			LTC - Local Exp - APC Meeting Expenses		
01	AP	4/23/2026	CARLY BILNEY	159	94.58
01	AP	4/21/2026	KATHERINE VOGT	376987	240.08
01	AP	4/30/2026	CARLY BILNEY	160	138.23
01	AP	4/30/2026	SALT SPRING ISLAND UNITED CHURCH	583	210.00
					<u>682.89</u>